

LEASEHOLD



first floor flat

**HEATH ROAD,
THORNTON HEATH,
SURREY,
CR7 8NF**

**Asking Price Of
£250,000**

FEATURES

Superb one bedroom Maisonette.

Generous lounge with separate kitchen

Convenient location close to shops and transport.

Modern fitted kitchen.

View now.

Lease; 125 years from 1st Jan 2014

Ground Rent; Peppercorn.

Maintenance - as and when.

EPC Rating D

Council Tax Band B



1



1



1

1 Bedroom first floor flat located in Thornton Heath

Benson & Partners SE25 are pleased to offer this First Floor one bedroom maisonette located in a pleasant residential area within easy reach of all local amenities. Thornton Heath Mainline Station is easily reachable plus there are many local shops, cafe's and amenities on your doorstep. This property has a bright modern kitchen, spacious rooms, gas central heating, with a recently replaced boiler, plus double glazed windows. These points coupled with a long Leasehold make this a must see home!. To view, keys held please call or email.

ENTRANCE HALLWAY. External door leads to staircase and upper landing.

LOUNGE 21' 3" x 15' 1" (6.5m x 4.6m) Windows, wood style flooring, radiator.

KITCHEN 8' 2" x 6' 6" (2.5m x 2,2m) Range of fitted cupboards and worktops. Dual aspect windows.

BEDROOM 10' 2" x 9' 10" (3.1m x 3m) Windows.

BATHROOM Bath, hand basin, WC.

LEASE DETAILS We understand the Lease is 125 years from 1st of January 2014.

Ground rent - peppercorn. (nil)

Maintenance - as and when.

Buildings insurance ; 2023 - 2024 - £374.22 for the year,

Council Tax band - B

LOCAL AMENITIES There are many bus routes located close by.

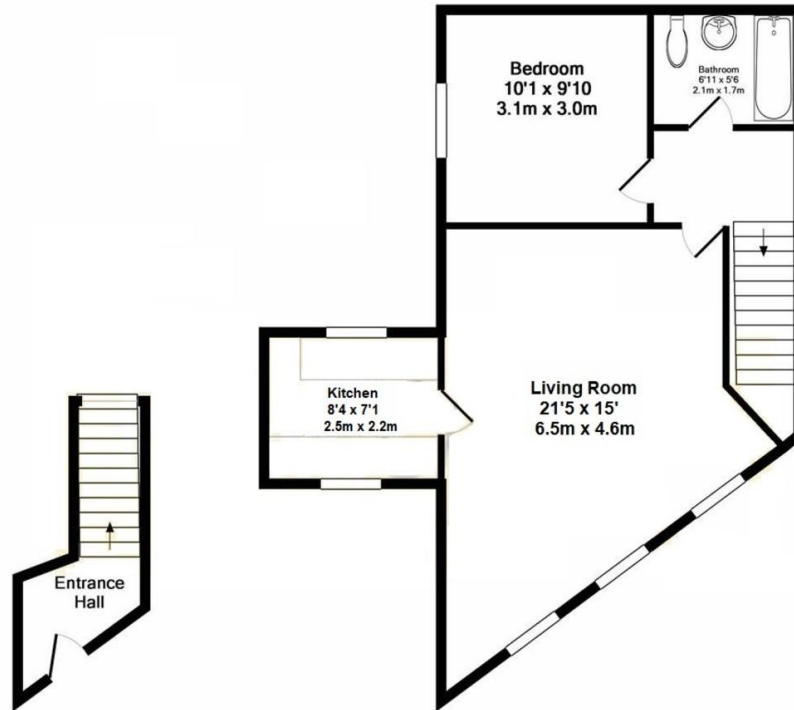
Many local shops are just around the corner.

Thornton Heath Mainline Station is within easy reach.

Grangewood Park is within easy reach.



BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ



Entrance Floor
Approx. Floor
Area 50 Sq.Ft.
(4.7 Sq.M.)

1st Floor
Approx. Floor
Area 497 Sq.Ft.
(46.2 Sq.M.)

Total Approx. Floor Area 547 Sq.Ft. (50.9 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Contact Us On:

020 8653 3444

southnorwood@benzonpartners.co.uk

www.bensonpartners.co.uk

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.