



## ***St Christophers Gardens, Thornton Heath***

***Offers over £175,000***

*Welcome to St. Christophers Gardens in the charming area of Thornton Heath! This delightful studio flat offers a cosy living space with a lovely large studio room.*

*This purpose built studio flat boasts a shared freehold, ensuring a sense of community and shared responsibility. The convenience of off-street parking adds to the appeal, as does the large communal garden.*

*Inside, you'll find a separate kitchen area, ideal for whipping up your favourite meals and entertaining guests. The property also has a fitted kitchen and refurbished shower room.*

*Don't miss this opportunity to own a lovely flat in a sought-after location. Whether you're a first-time buyer or looking for a smart investment, this property has great potential. Book a viewing today and envision the possibilities that await you at St. Christophers Gardens!*

*Lease length 86 years remain, Share of Freehold is included*

*Service charge 770*

*Council tax band A*

*EPC Rating C*



# St Christophers Gardens, Thornton Heath

**Bathroom**



**Kitchen**



**Alt aspect studio**



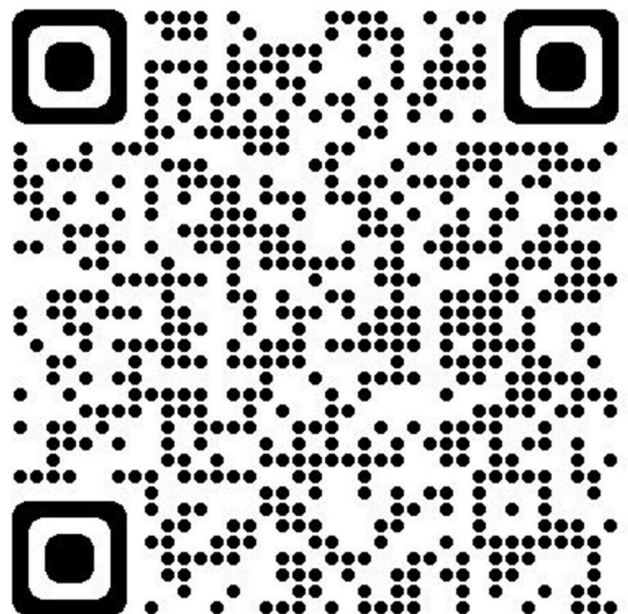
**Studio**

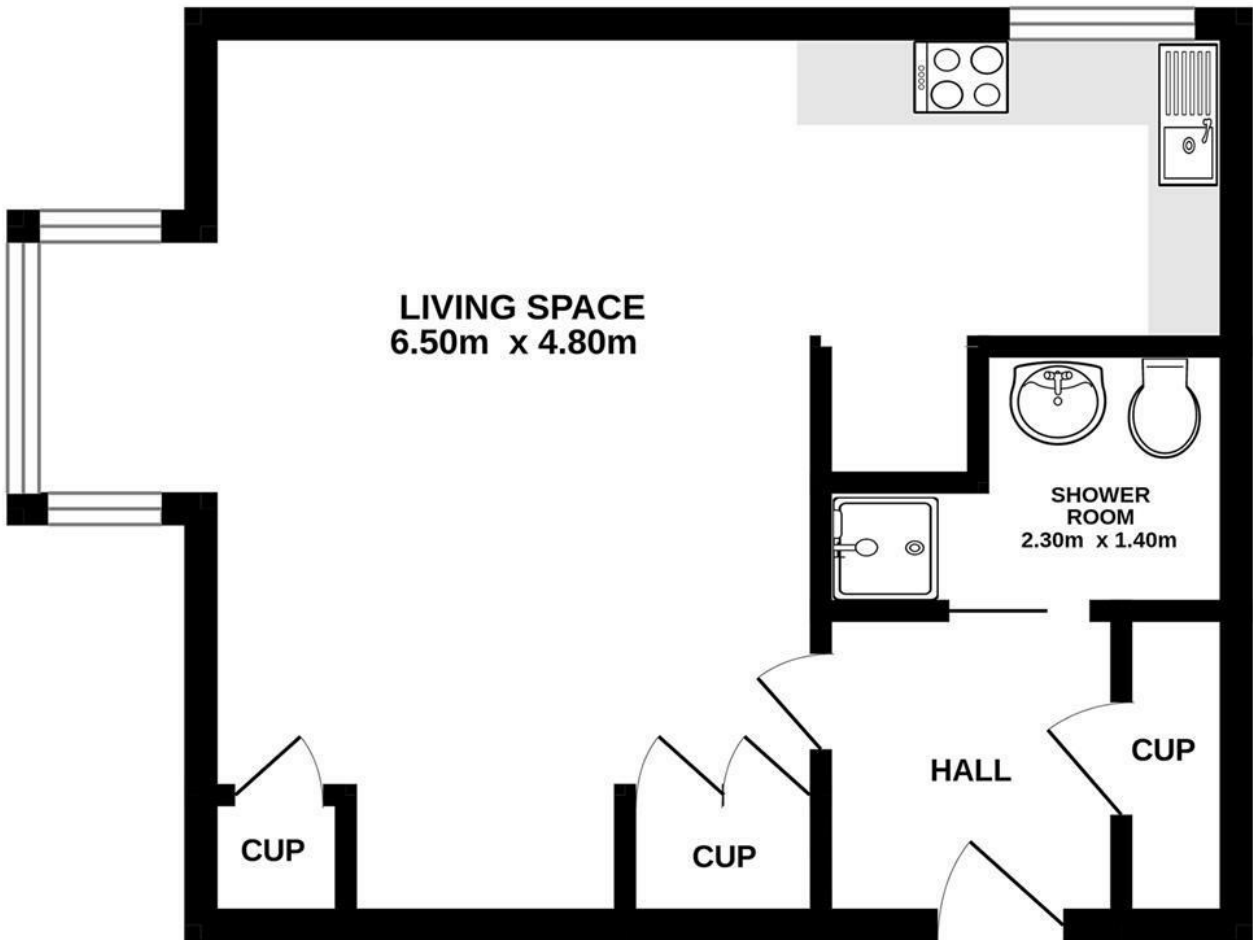


**Studio 21'3" x 15'8" (6.5 x 4.8)**



**Buyers Guide**





**SECOND FLOOR**  
310 sq.ft. (28.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

