

Heath Road, Thornton Heath, CR7 8NF



Offers In Excess Of £250,000



## Maisonette

- Character One Bedroom Conversion Maisonette
- Double Aspect Living Room Of a Good Size
- Contemporary Bathroom In White
- Gas Central Heating With Radiators
- Very Convenient For Amenities & Transport
- Placed On The First Floor
- Attractive Fitted Kitchen
- Double Glazing
- No Onward Chain - We Hold Keys
- In Our Opinion Attractive Decorative Order

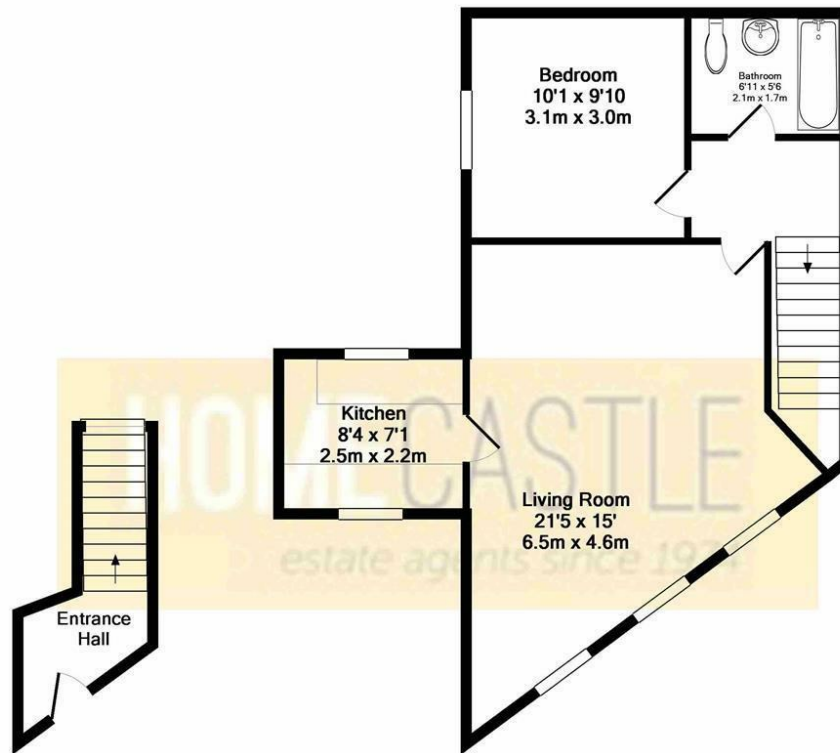
# Heath Road, Thornton Heath, CR7 8NF

Situated on the charming Heath Road in Thornton Heath, this one-bedroom first-floor maisonette is bursting with character. Step into the good sized reception room which is perfect for relaxing or entertaining guests. The property boasts one bedroom, ideal for a good night's sleep, and a well-maintained bathroom for your convenience. Positioned near Thornton Heath high street, you'll have easy access to an array of shops, including Costa Coffee for your daily caffeine fix. Commuting is a breeze with Thornton Heath BR Station and local bus routes close by. The maisonette comes with an added bonus of no onward chain, meaning hopefully a smooth and swift transaction for the new owner. With keys in our possession early viewing is highly recommended. Enjoy the comfort of gas central heating with radiators, ensuring warmth throughout the property. The boiler has been recently been replaced, offering peace of mind to the new homeowner. Character conversion maisonettes are always in high demand, and this property is no exception. Don't miss out on this opportunity now.

Tenure: Leasehold - Lease term: 125 years from 1st of January 2014 - Service charge: As & when basis - Building insurance 2023 - 2024: £374.22 pa - EPC Rating D - Croydon Council Tax Band B - Ground Rent: peppercorn - Double yellow lines outside the property however free parking available further down the road.

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



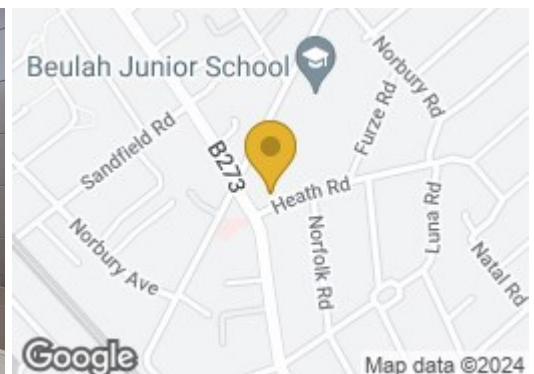
Entrance Floor  
Approx. Floor Area 50 Sq.Ft. (4.7 Sq.M.)

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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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>65</b>               | <b>75</b> |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.