

Beulah Road, Thornton Heath, CR7 8JF



## Flat - Conversion

- Two Bedroom First Floor Conversion Flat
- Close to the Thornton Heath High Street with its Eclectic Mix of Shops and Cafes
- Gas Central Heating with Radiators & Part Double Glazing
- Refitted Bathroom
- Grangewood Park nearby
- Open Plan Kitchen Living Room
- Thornton Heath BR Station Nearby
- Lovely Order Throughout
- Must be viewed internally to be appreciated
- The Vendor Informs Us New Carpets were Fitted In January 2024

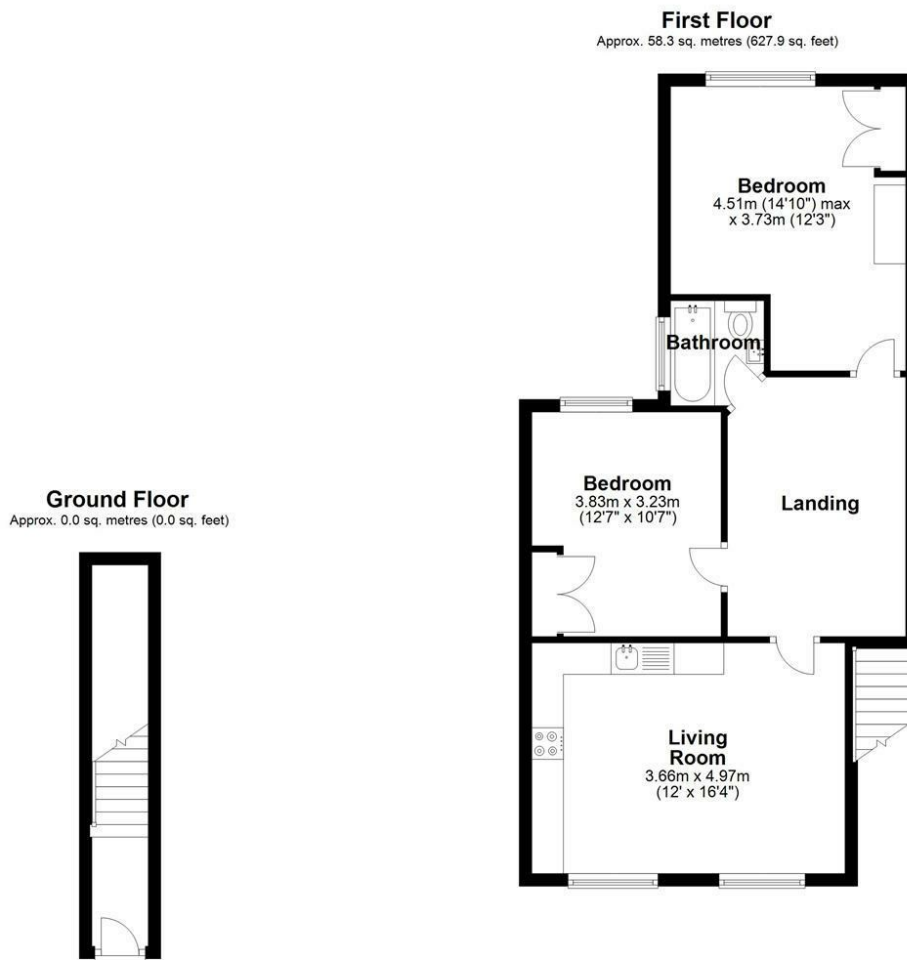
# Beulah Road, Thornton Heath, CR7 8JF

Nestled on Beulah Road in Thornton Heath, this charming two-bedroom flat on the first floor offers a delightful living space for those seeking comfort and convenience. Step into the open plan living room and kitchen, where you can envision cosy evenings. The property boasts a refitted bathroom and is adorned in lovely decorative order throughout. The vendor informs us new bedroom carpets were fitted in January 2024, ensuring a warm and inviting atmosphere. Thornton Heath High Street is just a stone's throw away and the Crystal Palace triangle with shops, bars and restaurants is nearby. Thornton Heath BR/Station serves the area making commuting easy for residents. What's more, this property comes chain free, offering a hassle-free move for those eager to settle into their new abode seamlessly. Don't miss the opportunity to make this charming flat your own and experience the best of what Thornton Heath has to offer.

Tenure : Leasehold - 125 years from 24 June 2000 - Ground Rent - £125 every 6 months  
 Service Charges - Split with neighbour informally - Parking on Road - non restricted -

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

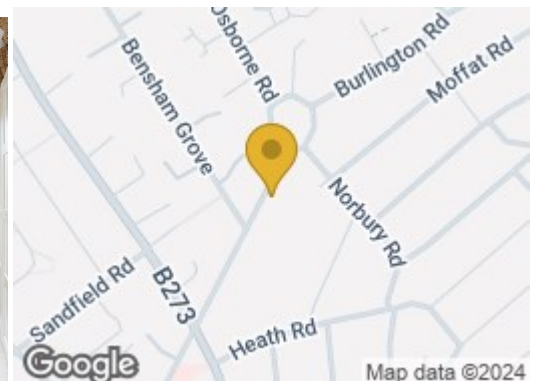
For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



Total area: approx. 58.3 sq. metres (627.9 sq. feet)

This plan is for illustration purposes only  
 Plan produced using PlanUp.

| 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>                            |  | 73                      | 79        |
| (55-68) <b>D</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.