

Beulah Road, Thornton Heath, CR7 8JJ



£280,000



Flat

- Two Bedroom Converted Apartment
- Double Glazing
- Open Plan Living/Kitchen
- Early Viewing Advised To Avoid Disappointment
- Designer Style Bathroom
- Vacant With No Onward Chain
- Gas Central Heating With Radiators
- Fitted Kitchen With A Range Of Wall & Base Units
- Thornton Heath BR Station Is Nearby

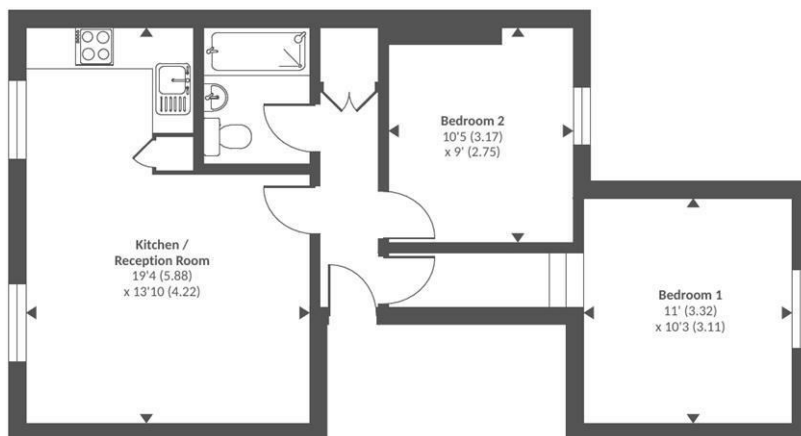
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Nestled on Beulah Road in Thornton Heath, this charming first-floor two-bedroom flat offers a delightful living space that must be seen internally to be fully appreciated. The property has recently been redecorated throughout and features sleek laminate-style flooring. The open-plan kitchen and living area create a bright, inviting atmosphere, with stairs leading down to the main bedroom. The bathroom is finished with designer-style marble effect tiles, adding a touch of luxury. Located just a stone's throw from Thornton Heath High Street, residents can enjoy easy access to local amenities, while the nearby Crystal Palace Triangle offers a variety of shops, bars, and restaurants. Thornton Heath BR Station is conveniently close, making commuting simple and efficient. The property is chain-free and vacant, with no onward chain, making it an ideal opportunity for those looking for a quick and easy move.

Tenure: Leasehold - Lease term: 125 years from 1 July 2004 - Service charge £954.44 per annum - Ground Rent: £150.00 per annum - EPC Rating: C - Proposed redecoration to communal areas and front elevation - 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/>

Approximate Area = 557 sq ft / 51.7 sq m
For identification only - Not to scale



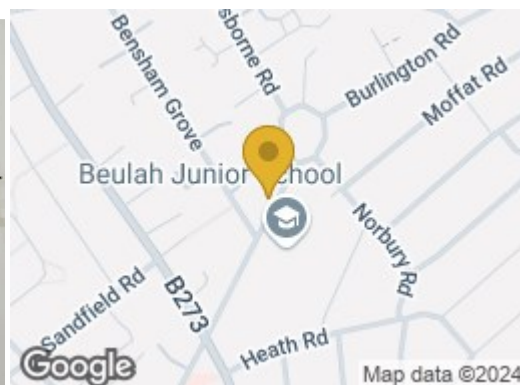
Second floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Chancellors Estate Agents. REF: 1191748

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.