

Northwood Road, Thornton Heath, CR7 8HU



Offers In Excess Of £260,000



Flat - Conversion

- One Bedroom Ground Floor Character Conversion
- Gas Central Heating & Double Glazing
- Designer Style Bathroom With Vanity Unit
- Good Decorative Order Throughout
- Bright & Airy
- Own Private Garden
- Lovely Fully Fitted Kitchen/Diner
- Very Convenient For Thornton Heath BR Station & Local Transport
- Herringbone Style Flooring To The Living Room

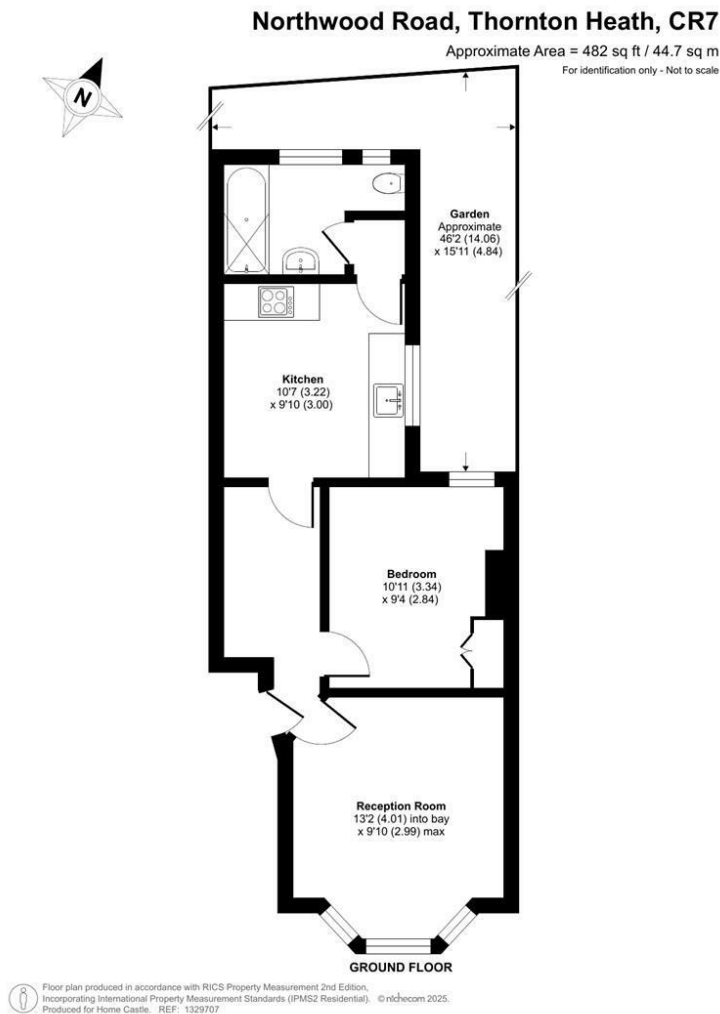
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We are very pleased to offer to the market this attractive one-bedroom ground floor flat, boasting its own private rear garden. The property is presented to the market in lovely condition throughout and offers a generously sized kitchen/diner fitted with a full range of wall and base units, perfect for modern living. The bright and airy living room, with a large bay window is a standout feature which is complemented by stylish herringbone style flooring that adds a contemporary touch. A designer-style bathroom with a sleek vanity unit offers a touch of luxury, while the double bedroom benefits from fitted wardrobes, providing excellent storage solutions. Externally, the property enjoys a good-sized private garden - ideal for relaxing or entertaining. Ideally located, the property is within easy reach of Thornton Heath BR Station and numerous bus routes, offering convenient transport links. The area also benefits from a range of local shops and amenities, including a Tesco superstore. Early viewing is highly recommended to avoid disappointment

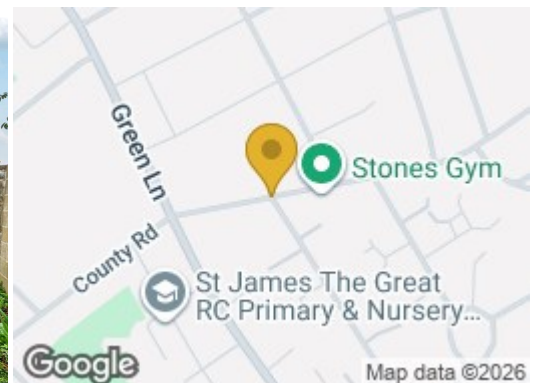
Tenure: Leasehold - Lease term: 125 years from 29th March 2019 - Service charge: vendor informs us as & basis - Ground rent: £200.00 - EPC Rating: D - Council Tax Band - B

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. 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/>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.