



78b Beulah Road, Thornton Heath, Surrey. CR7 8JF

- One Double Bedroom
- Modern Upstairs Bathroom
- Living Room
- Fitted Kitchen
- Cottage Style Maisonette
- Double Glazing
- Gas Central Heating
- Cul-de-sac
- Good Condition
- Close To Station



PROPERTY DESCRIPTION

Situated off Beulah Road between the shopping parade is this lovely and quirky one double bedroom split level cottage style maisonette with plenty of natural light which has been well maintained and modernised and is offered to the market with immediate vacant possession. Within a 2-10 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre and protected parkland. Highly recommended.



ROOM DESCRIPTIONS

Front Garden

Cupboard for bins, outside light, double glazed front door to:

Entrance Hall

Double glazed casement window to front, radiator, stairs with fitted carpet to first floor landing, doors to:

Living Room

12' 8" x 10' 1" (3.86m x 3.07m)

Double glazed casement window to front, radiator, understairs cupboard, power points, laminate flooring.

Kitchen

8' 2" x 7' 4" (2.49m x 2.24m)

Double glazed casement window to rear overlooking garden, modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel oven, ceramic hob, stainless steel cooker hood, plumbing for washing machine, power points, ceramic tiled floor.

First Floor Landing

Radiator, balustrade, smoke alarm, laminate flooring, doors to:

Bedroom

10' 4" x 9' 5" (3.15m x 2.87m)

Double glazed casement window to front, double radiator, power points, laminate flooring.

Bathroom

10' 4" x 4' 6" (3.15m x 1.37m)

Frosted double glazed casement window to rear, radiator, part tiled walls, modern matching white suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, dual flush wc, gas combination boiler, ceramic tiled floor.

LEASE:

Approx: 88 years

GROUND RENT:

Approx: £150 p.a.

MAINTENANCE:

Approx: £150 p.a.

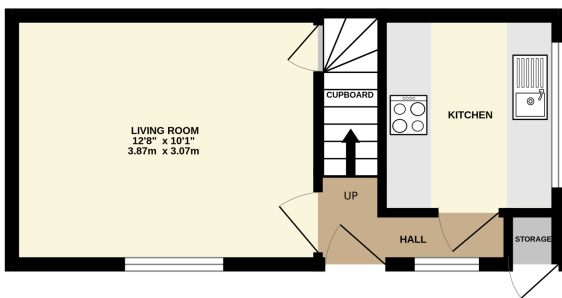
BUILDINGS INSURANCE:

Approx: £250 pa.

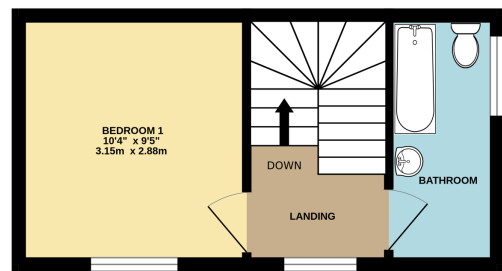
FLOORPLAN & EPC



GROUND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 438 sq.ft. (40.7 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 |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 60 | 70 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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