

FOR SALE

£125,000 Leasehold



22 Bletchingley Close, Thornton Heath, Surrey. CR7 7HT

- One Double Bedroom
- Living Room
- Fitted Kitchen/Breakfast Room
- Modern Shower Room
- Double Glazing
- Gas Central Heating
- Cul-de-Sac
- Vacant
- BUNGALOW FOR THE OVER 60s
- WARDEN ASSISTED



Kingsbury Property Services
48, High Street, Thornton Heath, CR7 8LF

0208 689 0808
response@kingsburys.com



PROPERTY DESCRIPTION

A One Bedroom Bungalow Situated In A Quiet And Ever Popular Cul-De-Sac Development FOR THE OVER 60S With WARDEN ASSISTANCE. This Bungalow Is Within A 5-15 Minute Walk Of Most Local Amenities Including Thornton Heath Train Station, Bus Routes, Local Shops And Supermarket. Benefits Include Good Size Accommodation With Plenty Of Natural Light Throughout. Immediate Vacant Possession.



ROOM DESCRIPTIONS

Large Well Maintained Communal Gardens

Block paving, unreserved parking, bin area, communal flowerbeds with shrubs, Silver Birch, communal lighting to:

Own Small Front Garden

With flowerbeds, entryphone, step to part double glazed front door to:

Storm Porch

Light, part glazed front door to:

Living Room

12' 11" x 11' 0" (3.94m x 3.35m)

Double glazed casement windows overlooking communal gardens, underfloor heating and thermostat, entryphone, security pull, phone point, power points, fitted carpet, door to:

Inner Hall

Deep fitted airing cupboard housing hot water water cylinder, underfloor heating and thermostat, power point, fitted carpet, doors to:

Kitchen/Breakfast Room

10' 11" x 6' 9" (3.33m x 2.06m)

Two double glazed Velux windows, fitted wall and base units with laminate worktops, single drainer sink unit with mixer tap and tiled splashback, oven and hob, cooker hood, plumbing for washing machine, breakfast bar, security pull, power points, ceramic tiled floor.

Bedroom

11' 11" x 9' 8" (3.63m x 2.95m)

Double glazed casement windows to front, underfloor heating and thermostat, fitted wardrobes, security pull, power points, fitted carpet.

Bath/Shower Room

Double glazed Velux window, fully tiled walls, electric ceiling heater, modern white suite comprising shower unit, vanity unit housing wash hand basin with mixer tap and mirror above, dual flush wc, ceramic tiled floor.

LEASE:

87 Years

GROUND RENT:

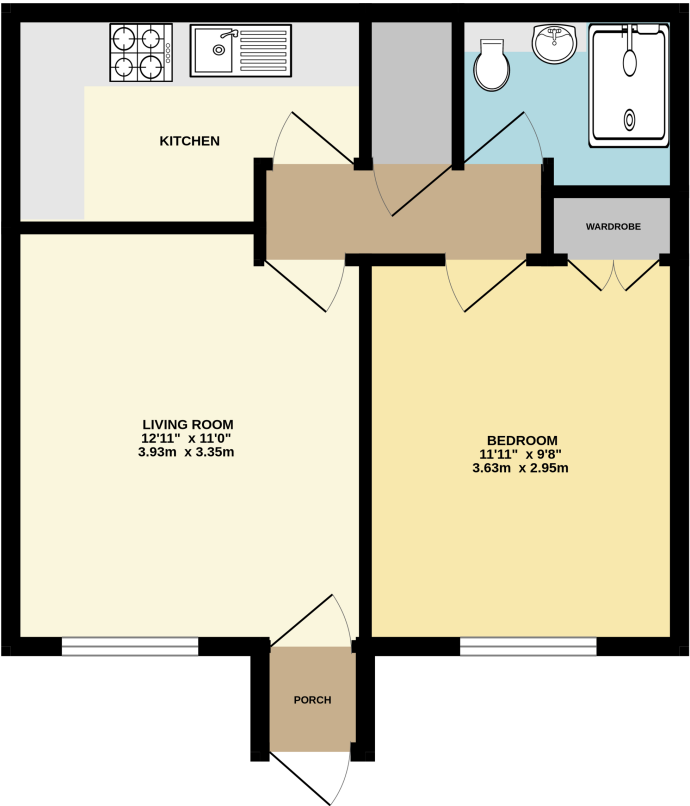
Half yearly charge - £228.43

SERVICE CHARGES:

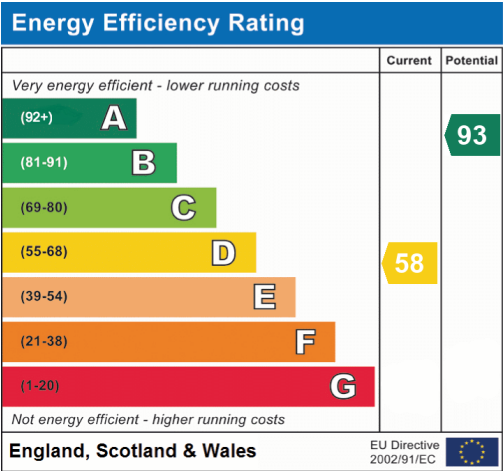
Half yearly charge - £1,617.43



GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 413 sq.ft. (38.3 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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