

# Truuli



**Bensham Manor Road, Thornton Heath, Surrey, CR7 7AW**

£170,000 Leasehold

- Lovely first floor flat
- Modern decor
- Additional secure storage unit
- Long lease
- No service charge

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

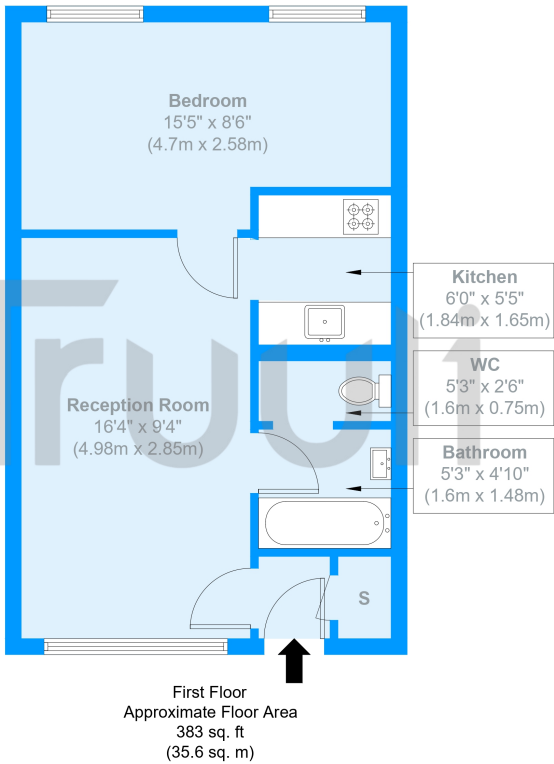
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Bensham Manor Road, Thornton Heath, Surrey, CR7 7AW

£170,000 Leasehold

This beautifully presented one-bedroom first floor flat offers bright, modern living in a sought-after location just a short walk from the High Street.

Bensham Manor Road



Approximate Gross Internal Area = 35.6 sq m / 383 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

