



# Flat 5, Lakeman Court Beulah Crescent, THORNTON HEATH. CR7 8SP

- One Double Bedroom
- Lounge/Diner
- Kitchen/Breakfast Room
- Bathroom
- Communal Garden
- Unreserved Off Street Parking
- Double Glazing
- Underfloor Heating
- Immediate Vacant Possession
- Huge Rooms



## PROPERTY DESCRIPTION

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Situated in a purpose built block surrounded by well maintained communal gardens in a highly convenient location 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. An exceptionally spacious one bedroom flat which is in need of modernisation and redecoration but offers fantastically large accommodation with plenty of natural light throughout. We hold keys!



## ROOM DESCRIPTIONS

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### **Well Maintained Communal Gardens**

With lawns, mature shrubs and trees, unreserved off street parking, wide path to part glazed communal front door with entryphone to:

### **Communal Entrance Hall**

Picture window, stairs to:

### **Second Floor Landing**

Large picture window, part glazed courtesy door to:

### **Inner Communal Landing**

Cupboard housing electric meter, front door to:

### **Entrance Hall**

Three deep storage cupboards, electric underfloor heating, phone point, power points, entryphone, doors to:

### **Lounge/Diner**

18' 1" x 12' 3" (5.51m x 3.73m)

Large double glazed casement window overlooking communal gardens, electric underfloor heating, fireplace, power points.

### **Kitchen/Breakfast**

11' 5" x 7' 4" (3.48m x 2.24m)

Double glazed casement window overlooking communal gardens, underfloor heating, fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with tiled splashback, electric double oven and hob, fridge/freezer, washing machine, power points.

### **Bedroom**

14' 7" x 10' 4" (4.45m x 3.15m)

Large double glazed casement window overlooking communal gardens, underfloor heating, power points.

### **Bathroom**

6' 11" x 5' 7" (2.11m x 1.70m)

Part tiled walls, suite comprising panel bath with mixer tap and shower attachment with electric shower above, pedestal wash hand basin, low flush wc, deep airing cupboard.

### **LEASE:**

Approx. 170 years

### **Buildings Insurance:**

Approx. £167.64 p.a.

### **SERVICE CHARGE:**

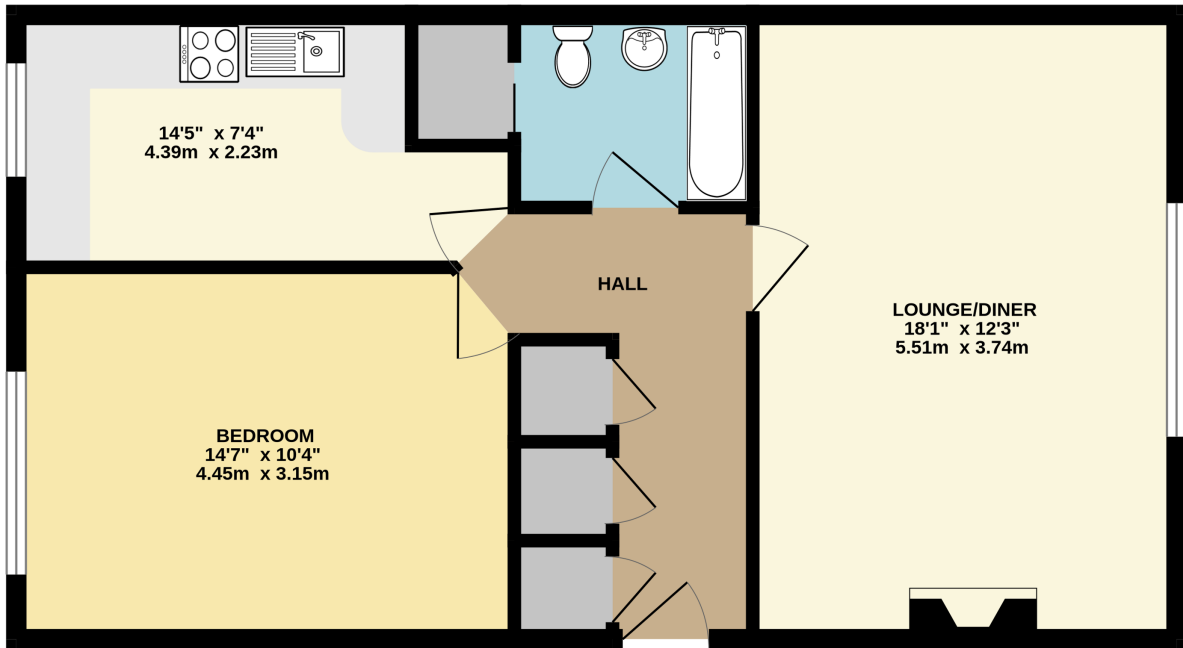
Approx: £661.78

### **GROUND RENT: Peppercorn**

# FLOORPLAN



2ND FLOOR FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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