



10 Melfort Road, Thornton Heath, Surrey. CR7 7RL

- Two Double Bedrooms
- Lounge
- Large Fitted Kitchen/Breakfast Room
- Modern Bathroom
- Own Large Rear Garden
- Double Glazing
- Gas Central Heating
- Character Features
- Modernised & Redecorated
- No Onward Chain



PROPERTY DESCRIPTION

Situated in a highly convenient location within a 5-10 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre, library and well regarded schools. This spacious two double bedroom ground floor apartment benefits from high ceilings, character features, a truly large and contemporary fitted kitchen/breakfast room, its own large and well kept rear garden. Highly recommended. No onward chain!



ROOM DESCRIPTIONS

Front Garden

Mature hedge, side access to own rear garden, quarry tiled path to two steps into:

Porch

Communal double glazed front door to:

Communal Entrance Hall

Double glazed picture window, ornate cornice, dado rail, laminate flooring, front door to:

Entrance Hall

Spotlights, radiator, understairs cupboard housing meters, laminate flooring, doors to bathroom and bedroom 2, through to:

Lounge

11' 9" x 9' 7" (3.58m x 2.92m)

Two double glazed casement windows to side, two radiators, downlighters central heating temperature control, power points, laminate flooring, door to bedroom 1 and door to:

Large Kitchen/Diner

15' 8" x 7' 7" (4.78m x 2.31m)

Large double glazed skylight, double glazed casement window overlooking rear garden, radiator, plenty of contemporary style fitted wall and base units with laminate worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap and tiled splashback, stainless steel oven, stainless steel gas hob, stainless steel cooker hood, integral fridge/freezer, plumbing for washing machine, gas combination boiler, downlighters, power points, double glazed door to own rear garden.

Bedroom 1

15' 0" x 11' 10" (4.57m x 3.61m)

Double glazed casement windows into square bay, radiator, ornate cornice, power points, laminate flooring, door to lounge.

Bedroom 2

12' 11" x 10' 6" (3.94m x 3.20m)

Double glazed casement window and double glazed french door to own rear garden, radiator, ornate cornice, power points, laminate flooring.

Bathroom

7' 7" x 5' 4" (2.31m x 1.63m)

Air extractor, three quarter ceramic tiled walls with decorative border, chrome heated towel rail, modern matching white suite comprising panel bath with mixer tap and double headed shower above with screen, vanity unit housing wash hand basin with mixer tap, dual flush wc, ceramic tiled floor.

Own Large Rear Garden

Approx. 50ft. Laid to lawn, flowerbeds with hebe, rose borders, conifer, ornamental tree, outside tap, outside power point.

SHARE OF FREEHOLD

BUILDING INSURANCE:

Approx. £424.52 per annum.

GROUND RENT:

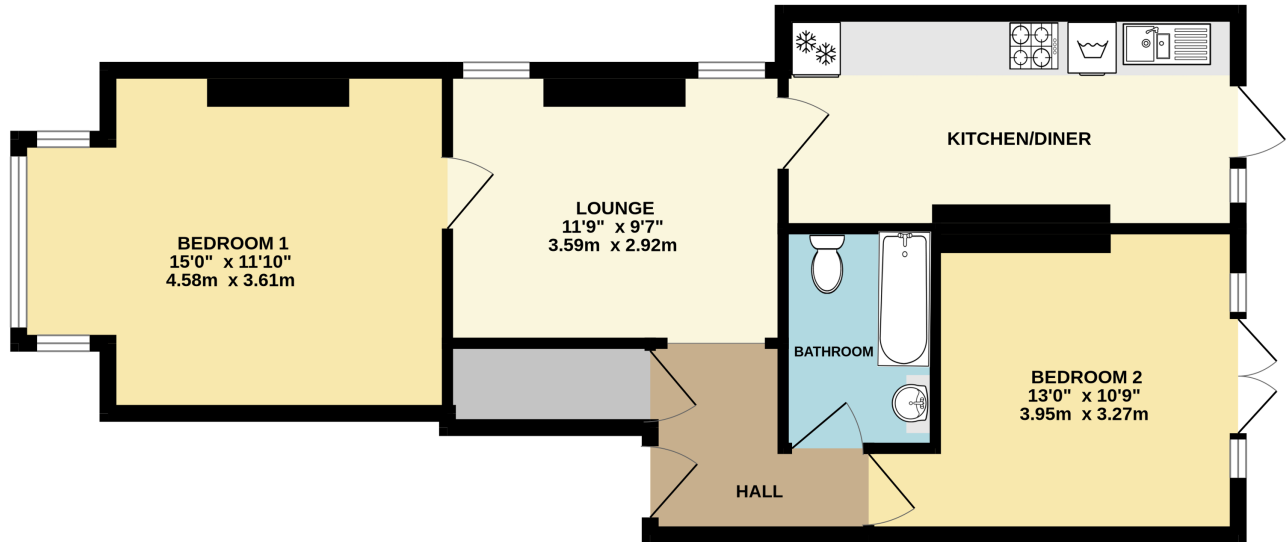
NIL

MAINTAINANCE:

1/2 Share of maintenance, as & when necessary.



GROUND FLOOR
604 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.2 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	