

FOR SALE

£130,000 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@kingsbury.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:**

TO BE ADVISED

### **GROUND RENT:**

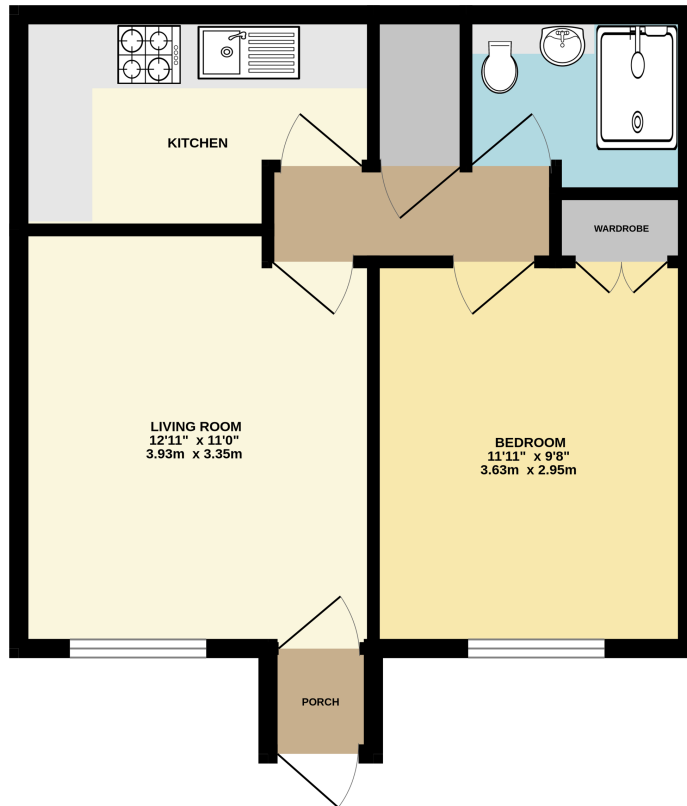
Half yearly charge - £228.43

### **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.

Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(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	

Head Office  
48, High Street, Thornton Heath, CR7 8LF  
0208 689 0808  
response@kingsburys.com