

FOR SALE

£275,000 Leasehold



70a Parchmore Road, Thornton Heath, Surrey. CR7 8LW

- Two Double Bedrooms
- Large Lounge/Diner
- Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Own Front Garden
- Immediate Vacant Possession
- Off Street Parking



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated within a 2-12 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, restaurants, nursery and well regarded state and church schools. A spacious and well planned two double bedroom first floor maisonette with its own front door and plenty of natural light throughout. Benefits include plenty of character features and potential, subject to permission, to extend into the loft. Vacant.



ROOM DESCRIPTIONS

Own Front Garden

Off street parking, steps to:

Porch

Half tiled walls, original ornate own part glazed front door to:

Large Entrance Hall

Double glazed casement window, radiator, ornate cornice, corbels, dado rail, finger block flooring, cupboard housing meters, stairs to:

Mezzanine Landing

Downlighters, entryphone, dado rail, laminate flooring, entrance to loft, stairs with ornate balustrade to first floor landing, doors to:

Bathroom

8' 7" x 7' 2" (2.62m x 2.18m)

Two frosted double glazed casement windows to side, three quarter tiled walls, double radiator, modern matching white suite comprising panel bath with mixer tap and electric shower above, dual flush wc, pedestal wash hand basin with mixer tap, downlighters, vinyl flooring.

Kitchen

8' 7" x 7' 3" (2.62m x 2.21m)

Double glazed casement window to side, radiator, plenty of modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel oven, stainless steel gas hob, cooker hood, gas combination boiler, fridge/freezer, washing

Bedroom 2

11' 9" x 7' 10" (3.58m x 2.39m)

Double glazed casement window overlooking rear garden, radiator, power points.

First Floor Landing

Ornate balustrade, fitted cupboard, laminate flooring, doors to:

Living Room/Diner

17' 4" x 13' 11" (5.28m x 4.24m)

Double glazed casement windows into splay bay, double radiator, entryphone, coved cornice, fireplace with mantel surround, mantelpiece and gas coal effect fire, phone point, power points, laminate flooring

Bedroom 1

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed casement window to rear, radiator, cast iron feature fireplace, fitted wardrobes with cupboards above, power points.

LEASE:

Approx. 81 years

GROUND RENT:

Approx. £50.00 p.a.

BUILDINGS INSURANCE:

Approx. £450 p.a.

MAINTENANCE:

Shared.



FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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