

# Truuli



## Beulah Crescent, Thornton Heath, Surrey, CR7 8JL

£280,000 Leasehold

- Private development
- Dual aspect lounge
- Modern decor throughout
- Allocated parking space
- Secure entry phone system
- Ample storage

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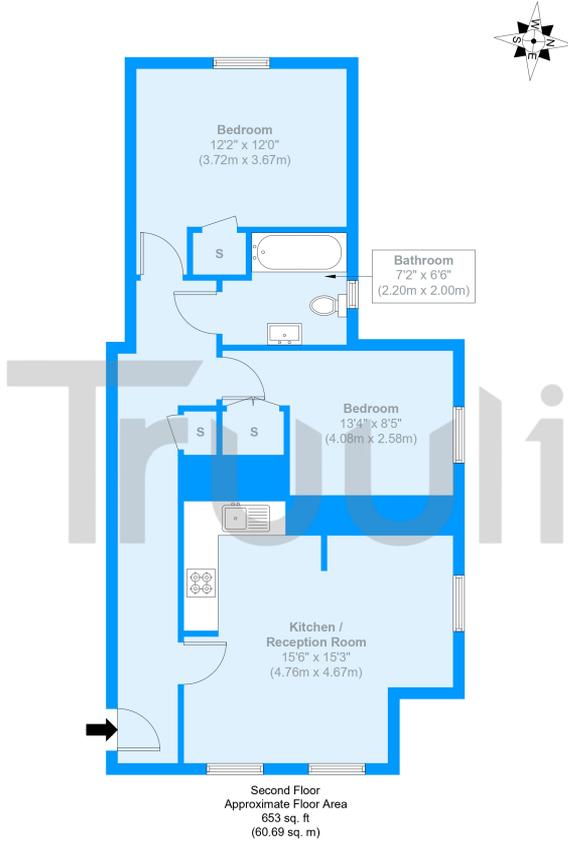
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\*\*\*Vendor's comments\*\*\* "Our lovely home is one we have been proud to own, and what drew us to this flat was the large hallway and the sizes of the bedrooms, which has been a huge bonus for comfortable living.

The location is so convenient with Thornton Heath train station and Tesco and other various shops all within comfortable walking distance for us. The position of the flat is in a position in which it has good transport connections with several train stations being within a ten minute drive, such as Norbury station and Norwood stations".

Beulah Crescent



Approximate Gross Internal Area = 60.69 sq m / 653 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> | <b>78</b>               | <b>79</b> |
| (55-68)                                     | <b>D</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 |           |

