

FOR SALE

£220,000 Leasehold



**Flat 5, 56 Willow Court, Bensham
Manor Road, Thornton Heath, Surrey.
CR7 7AB**

- One Double Bedroom
- Large Lounge/Diner
- Fitted Kitchen
- Modern Bathroom
- Reserved Parking
- Double Glazing
- Gas Central Heating
- Close To Train Station
- Long Lease
- Highly recommended



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PROPERTY DESCRIPTION

Situated in an ever popular residential road within a five minute walk of most local amenities including Thornton Heath Train Station, bus routes, local shops, supermarket, leisure centre and well regarded schools. This spacious one double bedroom first floor flat is part of an ever popular well maintained purpose built block with reserved off street parking via electronic gates, double glazing, gas central heating, a fitted kitchen, a large lounge/diner, a contemporary style bathroom, plenty of natural light throughout and good size communal gardens to front and rear. Highly Recommended. Ideal first time or investment buy.



ROOM DESCRIPTIONS

Well Maintained Communal Front Garden:

Laid to lawn, mature trees, electronic cast iron double gates to reserved parking, communal rear garden, Porch with entry phone & glazed communal front door to:

Communal Entrance Hall:

Stairs to:

First Floor Landing:

Courtesy door to:

Inner Communal Landing:

Front door to:

Entrance Hall:

Deep fitted cupboard, cupboard housing hot water cylinder, radiator, entry phone, fitted carpet, doors to:

Lounge/diner:

20' 10" x 11' 6" (6.35m x 3.51m) Double glazed casement windows into square bay, two radiators, fitted carpet, power points, through to:

Kitchen:

9' 3" x 7' 8" (2.82m x 2.34m) Double glazed casement window to side, modern matching fitted wall & base units with a laminate worktop housing single drainer stainless steel sink unit with tiled splashback, gas cooker with hob & double oven, washing machine, fridge/freezer, gas boiler, power points, vinyl flooring.

Bedroom:

14' 10" x 9' 6" (4.52m x 2.90m) Double glazed casement window to front, radiator, fitted wardrobes, power points, fitted carpet.

Bathroom:

6' 11" x 6' 0" (2.11m x 1.83m) Half tiled walls, air extractor, contemporary style white suite comprising of panel bath with mixer tap & "Mira" electric shower above, vanity unit housing wash hand basin with mixer tap, dual flush wc, vinyl flooring.

Communal Rear Garden:

Shrubs, laid to lawn, bin area, through to:

Reserved Off Street Parking

Leasehold:

147 Years Remaining

Service Charge & Building Insurance:

£115.00 per calendar month

Ground Rent:

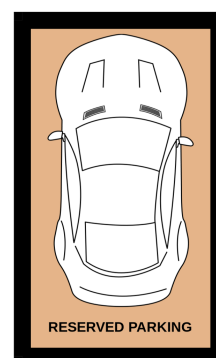
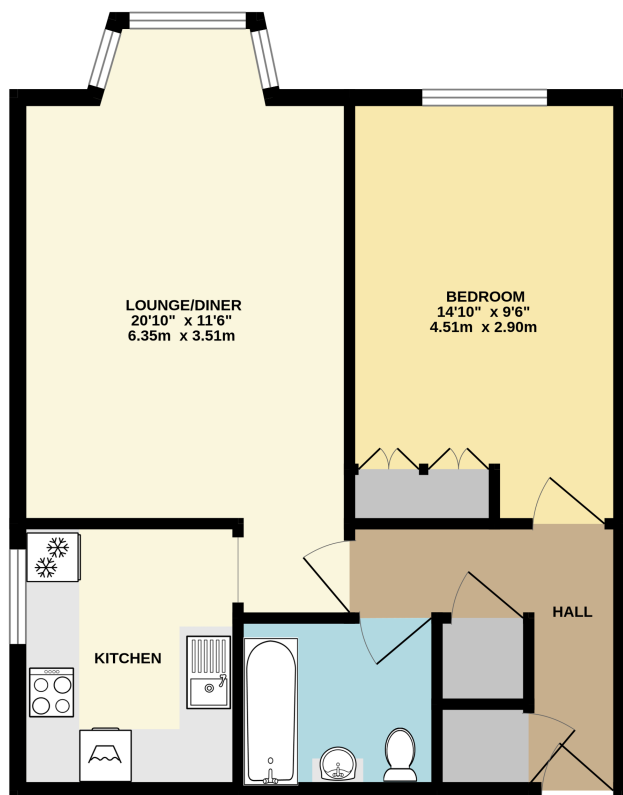
Nil



FLOORPLAN



GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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