



Bensham Grove, Thornton Heath, Surrey, CR7 8DD

£230,000 Leasehold

- Impressive modern ground floor flat offering more space than usual
- Well-designed layout ideal for modern living
- Long lease providing long-term peace of mind
- Private garden & additional communal garden
- Off street parking
- No onward chain

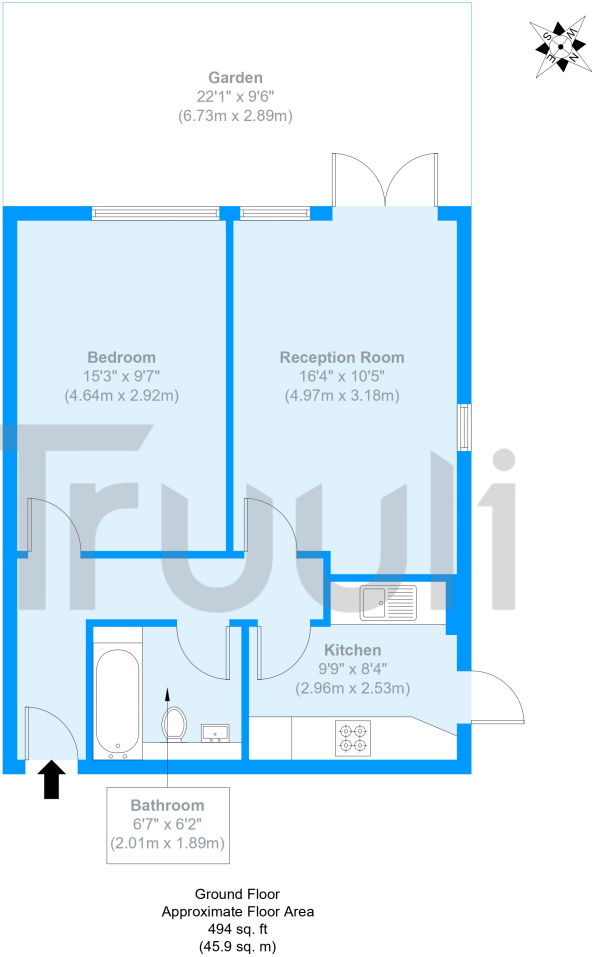
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This impressive modern ground floor flat is a real standout, offering generous proportions, a long lease and the added appeal of being chain free; perfect for buyers seeking space, style and an easy move.

Beautifully presented with bright, contemporary décor, the home immediately feels light and welcoming. One of its standout features is the excellent storage, with cleverly designed hallway cupboards and additional loft space providing far more practicality than you'd typically expect.

Bensham Grove



Approximate Gross Internal Area = 45.9 sq m / 494 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+)	72	74
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

