

REDUCED

£245,000 Leasehold



## Flat 2, 12 Elliott Road, Thornton Heath, Surrey. CR7 7QA

- 2 Bedrooms
- Fitted Kitchen
- Living Room
- Double Glazing
- Gas Central Heating
- Good Condition
- Close To Station
- Quiet Side Road



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## PROPERTY DESCRIPTION

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Two Bedrooms, Modern Bathroom, Living Room, Modern Fitted Kitchen.

Double Glazing, Gas Central Heating, Replastered, Rewired, Entryphone, Quiet Location, Level Walk to All Amenities.

Situated in a quiet and much favoured residential road within a 2-10 minute walk of most local amenities including Thornton Heath Train Station, bus routes, local shops, supermarket, leisure centre, library and well regarded schools. A well presented 2 bedroom first floor flat that has been redecorated and modernised in a contemporary style. Benefits include a good sized kitchen, a large living room and laminate flooring throughout. An ideal investment or first time buy. Must Be Seen.





## ROOM DESCRIPTIONS

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### Front Garden

Gate, flagstone path to ornate porch with corbels, original stained glass front door to:

### Communal Entrance Hall

Cupboard housing electric meter, part wood panelled walls, smoke alarm, wood flooring, stairs to:

### First Floor Landing

Front door to:

### Living Room

13' 10" x 10' 9" (4.22m x 3.28m)

Double glazed casement window, double radiator, phone point, power points, laminate flooring, through to:

### Hall

Entryphone, cupboard housing fuse box, laminate flooring, doors to:

### Bedroom 1

16' 2" x 10' (4.93m x 3.05m)

Double glazed casement windows into splay bay, double radiator, power points, laminate flooring.

### Kitchen

9' 3" x 9' 2" (2.82m x 2.79m)

Double glazed casement window to front, double radiator, modern matching, fitted wall and base units with laminate worktops housing single drainer stainless steel sink with taps and tiled splashback, stainless steel oven, stainless gas hob, stainless steel cooker hood, washing machine, gas combi boiler, power points, laminate flooring.

### Inner Hall

Double glazed casement window, double radiator, entrance to loft, laminate flooring, doors to:

### Bedroom 2

9' 10" x 6' 9" (3.00m x 2.06m)

Double glazed casement window to rear, double radiator, power points, laminate flooring.

### Bathroom

Frosted double glazed casement window to side, modern matching white suite comprising of panelled bath with mixer tap, shower attachment and tiled splashback, dual flush wc, pedestal wash hand basin with mixer tap and tiled splashback, downlighters, extractor fan, laminate flooring.

### LEASE:

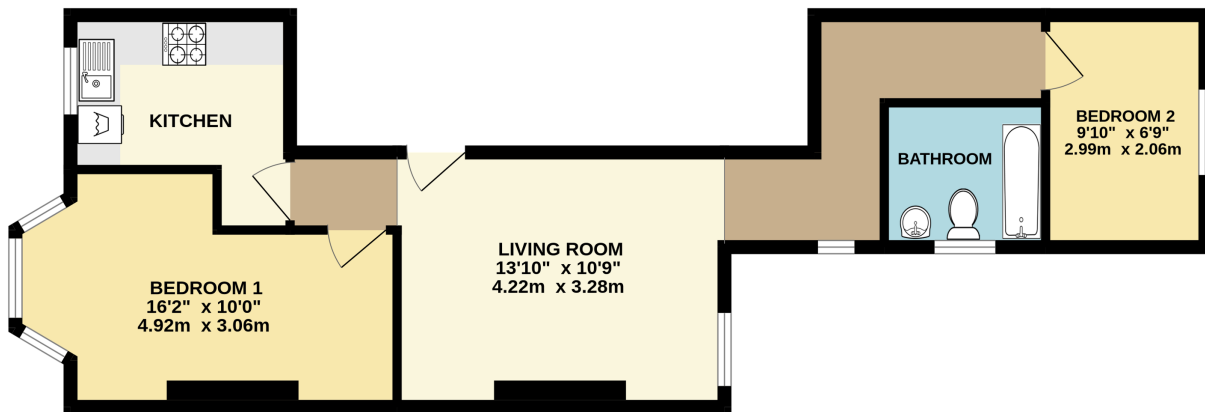
Will be 125 years at completion.

### MAINTENANCE:

Shared - as and when.



FIRST FLOOR FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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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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>77</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	