

FOR SALE

£300,000 Leasehold



First Floor Flat 7 Cotford Road, Thornton Heath. CR7 8RB

- 3 Bedroom Apartment
- Huge Kitchen/Living Room
- Two Bathrooms
- Double Glazed
- Gas Central Heating
- Quiet Residential Road
- Two Minutes To Train Station
- No Onward Chain
- Split Level
- Excellent Condition



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PROPERTY DESCRIPTION

Situated in a peaceful residential road just a two-minute stroll from Thornton Heath train station, this superbly maintained three-bedroom split-level maisonette offers a perfect blend of spacious living and modern convenience. Boasting a huge fitted kitchen/living room that is flooded with natural light, this delightful home benefits from double glazing, gas central heating, a modern bathroom & ensuite shower room, making it an ideal choice for families or professionals seeking comfort, accessibility and property in excellent condition throughout, this property promises a seamless move-in experience. Located in the vibrant area of Thornton Heath, this property enjoys excellent transport links including the nearby train station and multiple bus routes, providing easy access to central Croydon and London. Local shops, supermarkets, and a leisure centre are all within easy reach, while quiet streets ensure a tranquil living environment. The combination of urban amenities and suburban calm makes this location particularly appealing for those who value both convenience and community. Upon entering the property, you are greeted by a spacious and bright hallway that leads to the open-plan kitchen and living room. This expansive room serves as the heart of the home, featuring ample space for dining and relaxing, complemented by contemporary fitted units and modern appliances. Large windows fill the space with natural light, creating a warm and inviting atmosphere ideal for entertaining or unwinding after a busy day. In this split-level accommodation, you will find three generously proportioned bedrooms, each offering plenty of space for rest and personalisation. The bedrooms enjoy a calm and private setting, enhanced by double glazing to ensure quietness throughout. Additional highlights include a long lease, gas central heating throughout the maisonette, ensuring warmth and efficiency during the colder months. The split-level layout not only maximises space but also introduces a distinctive character to the home, making it feel both spacious and intimate. With no onward chain, this wonderful property is ready for immediate occupation, offering a rare opportunity to own a charming and well-located flat in Thornton Heath.



ROOM DESCRIPTIONS

Front Garden:

Paved path to porch with part double glazed communal front door to:

Communal Entrance Hall:

Double glazed casement window, fitted carpet, stairs to:

First Floor Landing:

Fitted carpet, front door to:

Entrance Hall:

Radiator, cupboard housing circuit breaker, fitted carpet, ornate balustrade to second floor landing, doors to:

Open Plan Kitchen/Living Room:

24' 8" x 10' 6" (7.52m x 3.20m) Double glazed casement windows into splay bay to front, double glazed window to rear, two double radiators, plenty of contemporary style fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, space for range style, large stainless steel oven, stainless steel, stainless steel cooker hood, plumbing for washing machine, space for fridge/freezer, matching fitted cupboard housing gas combination boiler, power points, coved cornice, downlighters, spotlights, smoke alarm, laminate flooring.

Bedroom 2:

12' 1" x 11' 1" (3.68m x 3.38m)

Double glazed casement window to rear, radiator, fitted cupboard, display unit, spotlights, power points, fitted cupboard.

Bedroom 3:

11' 0" x 5' 6" (3.35m x 1.68m) Double glazed window into oriel bay, double radiator, spotlights, smoke alarm, fitted carpet, power points.

Family Bathroom:

6' 4" x 6' 2" (1.93m x 1.88m) Double glazed casement window to side, half tiled walls, double radiator, modern matching white suite comprising panel bath, pedestal wash hand basin, dual flush wc, downlighters, ceramic tiled floor.

Second Floor Landing:

Fitted carpet, spotlight, smoke alarm, double glazed skylight, door to:

Master Bedroom:

13' 5" x 12' 1" (4.09m x 3.68m) Double glazed casement window to rear, double radiator, deep fitted cupboard, power points, fitted carpet, door to:

En-Suite Shower Room:

6' 3" x 5' 7" (1.91m x 1.70m)

Air extractor, down lighters, half tiled walls, chrome heated towel rail, contemporary style suite comprising corner shower unit, dual flush WC, pedestal wash hand basin with mixer tap & mirror above, ceramic tile floor raised door/hatch to:

Huge Loft Room:

Boarded.

LEASE:

Approx. 103 years.

Service Charge, Building Insurance & Ground Rent:

£650 approx.



FLOORPLAN



GROUND FLOOR
102 sq ft (9.4 sq m) approx.



1ST FLOOR
103 sq ft (9.5 sq m) approx.



2ND FLOOR
102 sq ft (9.4 sq m) approx.



TOTAL FLOOR AREA: 1099 sq.ft (102.1 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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