



CROWN

LETS 4 U

FOR SALE



Guide Price £250,000 to £260,000 Leasehold

1 BEDROOM FLAT High Street, Thornton Heath, Surrey, CR7

Crown Lets 4u Estate Agent are delighted to present this ground floor newly refurbished modern one bed flat with secured gated entrance and communal landscape front garden/yard. This beautiful property is located on Thornton Heath High Street, only 2 minute's walk to Thornton Heath BR Station, Iceland and Tesco Shopping Centre. This property is also a stone throw away from Thornton Heath Leisure Centre with gym and swimming pool activities just on your doorstep.

The property benefits from a double bedroom with built in wardrobe, modern shower room, open plan bright and airy lounge and fully fitted modern kitchen with gas cooker, oven, fridge/freezer and washing machine. The property further benefits from brand-new double-glazed windows, gas central heating, laminated flooring and telephone entry system.

This amazing property is ideal for first time buyers or Investors and no onward chain!

Easy commuting to London Bridge / London Victoria, only 20 minutes by train.

This flat is behind the High Street, away from the busy main road in the popular private Mews and is ideally located, being just a short distance from the main high street retails such as Costa, Domino's Pizza, Subway and very close to all the vibrant local amenities in and around the Thornton Heath High Street.

- *Newly Refurbished
- *Secured Gated Entrance
- *1 Bed Flat
- *Ground Floor
- *Located In Private Mews
- *Double Bedroom
- *Modern Shower Room
- *Open Plan Kitchen/Lounge
- *New Double Glazed Windows
- *Gas Central Heating
- *Laminated Flooring
- *Telephone Entry
- *Landscape Court Yard
- *Close to Station
- *Located on the High Street

Croydon Office: Crown Lets 4u, 292 London Road, Croydon, Surrey, CR0 2TG

Tel: 020 8684 6677 Mob: 07540 874 532 Fax: 0872 115 6090 Email: info@crownlets4u.co.uk

www.crownlets4u.co.uk

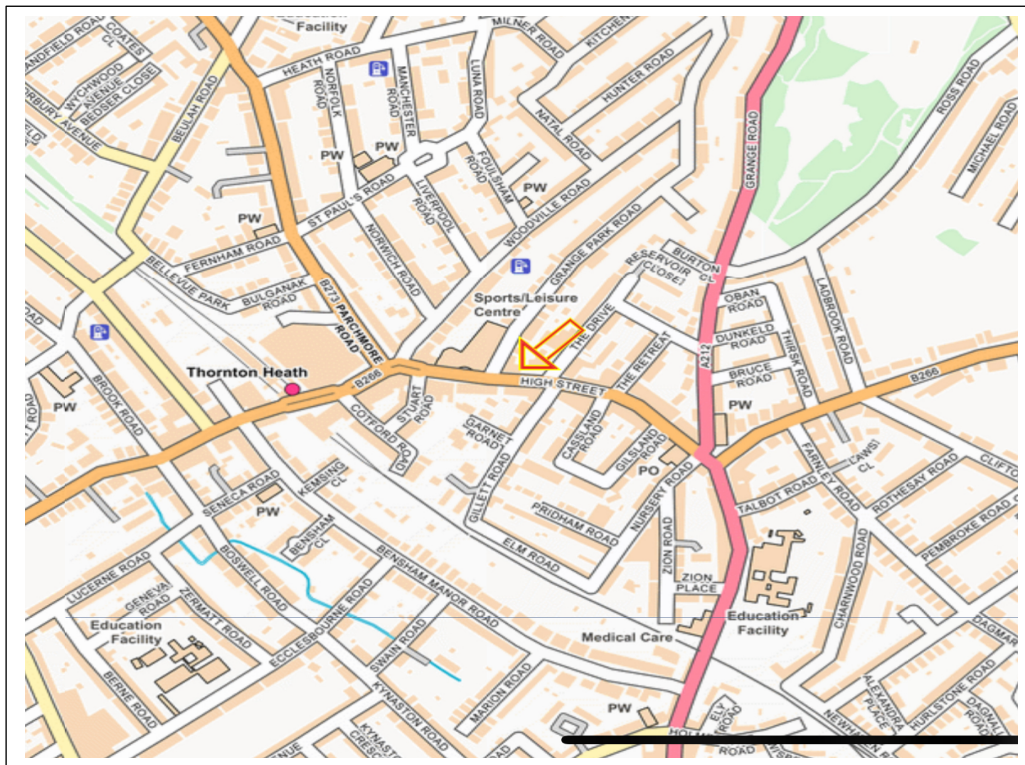




EPC

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		66	76			68	80
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

MAP & POST CODE: CR7 8LF



Croydon Branch: 292 London Road, Croydon, Surrey, CR0 2TG

Tel: 020 8684 6677 Mob: 07540 874 532 Fax: 0872 115 6090 Email: info@crownlets4u.co.uk

www.crownlets4u.co.uk