



**Gala Court
London Road
Thornton Heath
Surrey
CR7**

Offers in Excess of £190,000

bettermove

London Road Thornton Heath

Bettermove are proud to present this 1 bedroom flat in Thornton Heath.

The property benefits from double glazing, and gas central heating throughout, with one allocated parking space available

The council tax band is B.

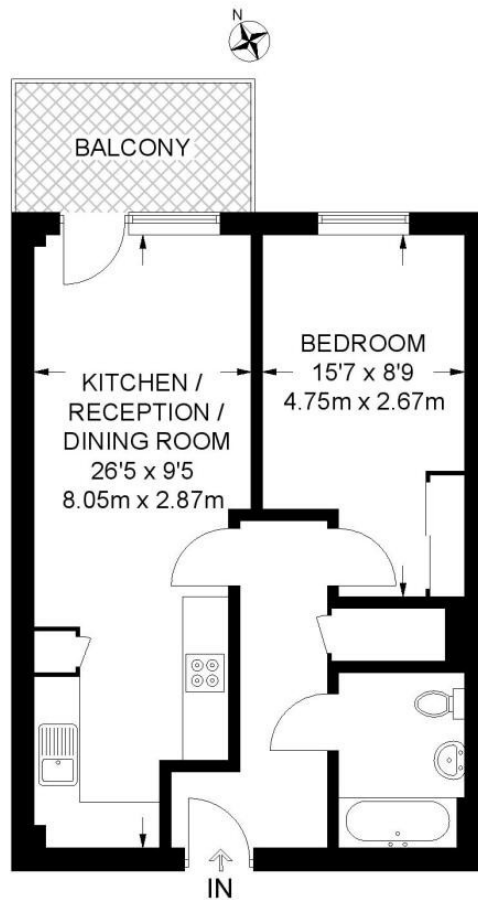
This is a leasehold property with 110 years remaining on the lease; the ground rent is £243.00 per annum, and the service charge is £4,000.00 per annum.

The interior of this beautifully presented, second floor property comprises a spacious, open-plan living/dining/kitchen area, one double bedroom, and the family bathroom. The exterior boasts a private balcony, perfect for enjoying the summer months.

Located in the popular borough of Thornton Heath, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Thornton Heath Train Station, a variety of local bus routes, and quick access to the A23.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
492 SQ FT / 45.7 SQ M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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