



Galpins Road, Thornton Heath, CR7 6EU

**Purpose Built Flat
One Bedroom
Unfurnished**

£225,000 Leasehold - Share of Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

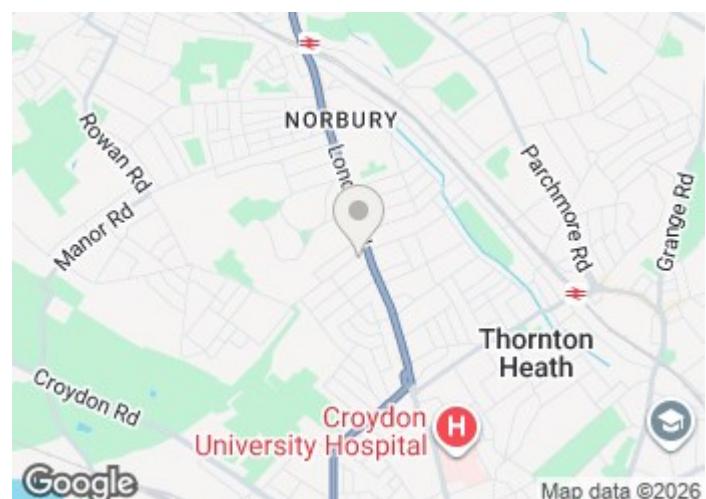
This fantastic ground floor flat, comprising of entrance hall, reception room, fitted kitchen, three piece bathroom and one double bedroom. Other benefits include gas central heating and laminate flooring. Offered with no onward chain

View now to avoid disappointment



| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| Very energy efficient - lower running costs (92 plus) | 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 & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | | |
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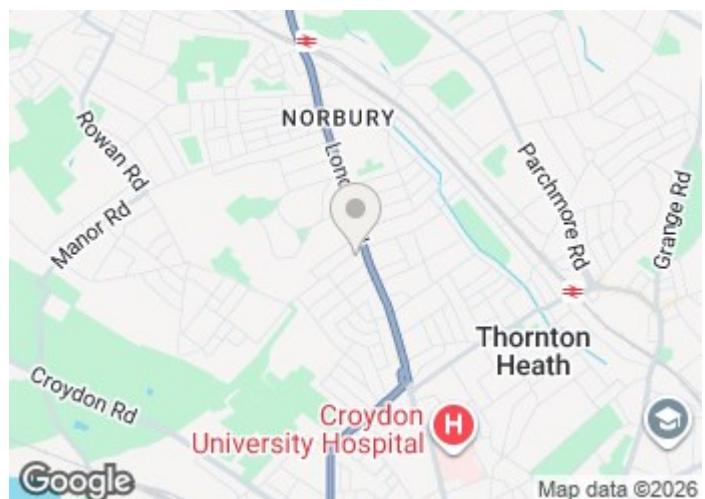
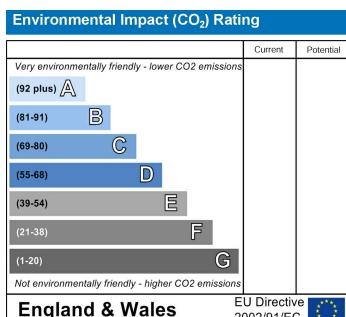
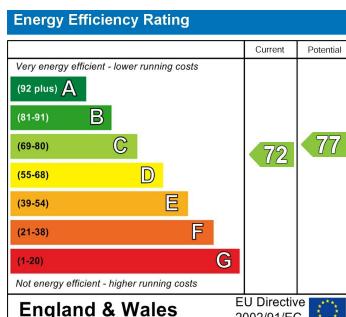
Share Of Freehold

Lease: 956 Years Remaining

Service Charge/Ground Rent: Approx. £1000 per annum

EPC Rating: C

Fees:



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Information for Tenants: Properties in England

Relevant letting fees and tenant protection information

In addition to paying rent for the property, you may also be required to make the following permitted payments:

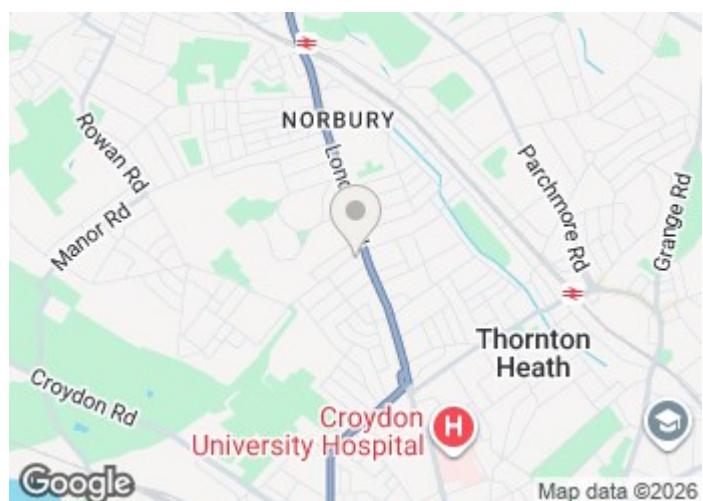
Before the tenancy starts:

- Holding Deposit: 1 week's rent or £150



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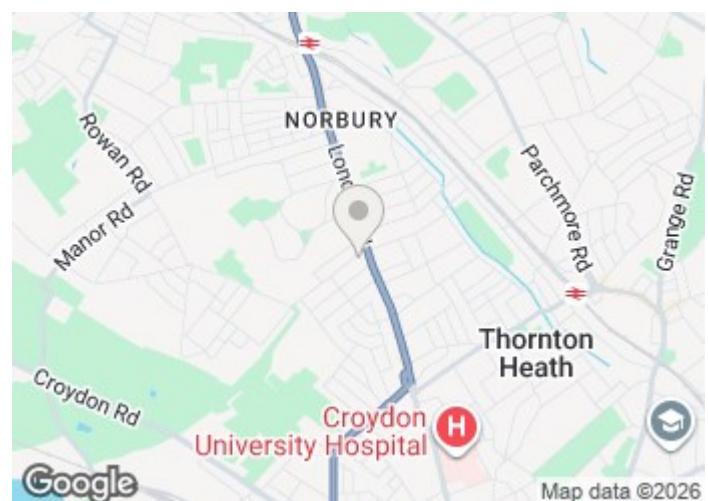
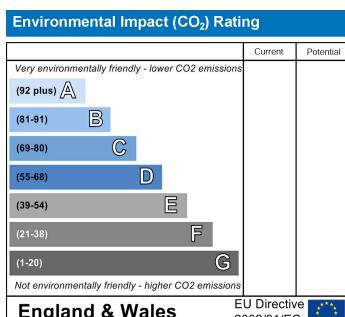
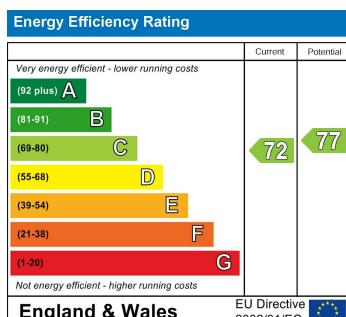
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- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent). During the tenancy:
 - Payments to other third parties: such as Council Tax, utilities or payments for communications services;
 - Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and
 - Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

Tenant Protection



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Stapleton Long is a member of the Royal Institution of Chartered Surveyors (RICS) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

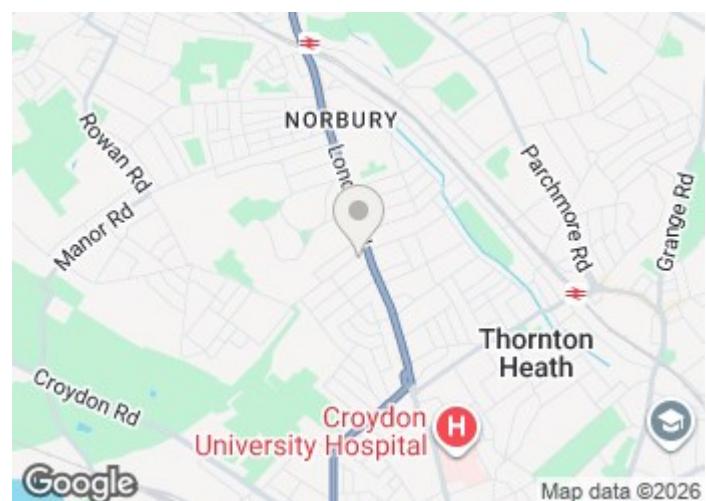


Energy Efficiency Rating

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