

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Galpins Road, Thornton Heath, CR7 6EU

Purpose Built Flat

One Bedroom

Unfurnished

£225,000 Leasehold - Share of Freehold

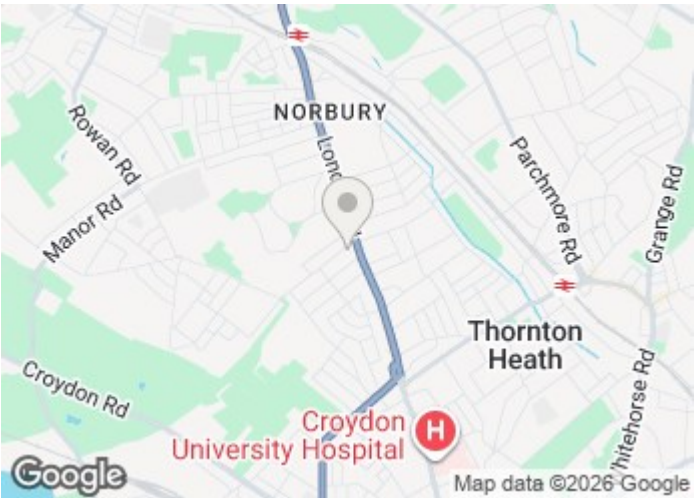
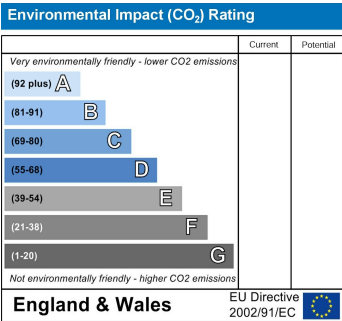
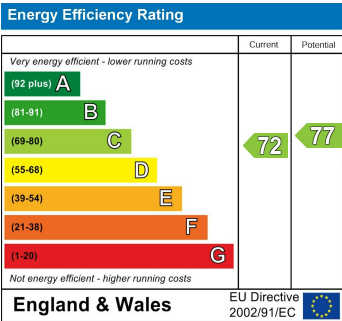
TO VIEW THIS PROPERTY CALL: 020 8670 9111

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



Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Share Of Freehold
Lease: 956 Years Remaining
Service Charge/Ground Rent: Approx. £1000 per annum
EPC Rating: C

Fees:



RECEPTION

5.05m x 4.90m

(16'7" x 16'1")

KITCHEN

2.99m x 1.87m

(9'10" x 6'2")

BEDROOM

4.00m x 3.12m

(13'1" x 10'3")

Ground Floor

NET INTERNAL AREA (GIA)

48.51 sqm / 522.16 sqft

NET INTERNAL AREA (NIA)

46.80 sqm / 503.75 sqft

EXTERNAL STRUCTURAL FEATURES

0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT

0.00 sqm / 0.00 sqft

spec

Verified

RICS

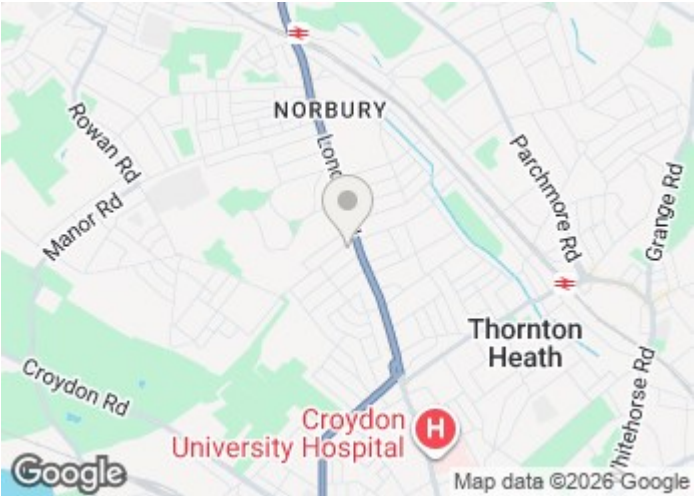
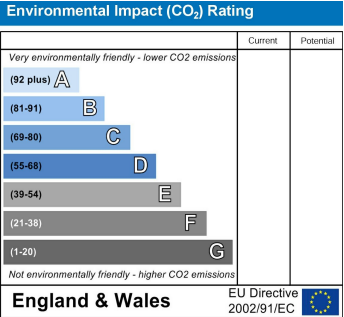
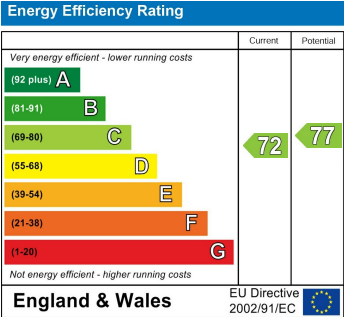
Certified Property Measurement

Specs Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured on the scan.

area measurement: 48.51 sqm / 522.16 sqft

area sq measurement: 47.03 sqm / 504.23 sqft

spec id: 003a5f6cc652550a4c165a0b



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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



RECEPTION

5.05m x 4.90m

(16'7" x 16'1")

KITCHEN

2.99m x 1.87m

(9'10" x 6'2")

BEDROOM

4.00m x 3.12m

(13'1" x 10'3")

Ground Floor

GROSS INTERNAL AREA (GIA)

The footprint of the property

48.51 sqm / 522.16 sqft

NET INTERNAL AREA (NIA)

Excludes walls and external features

Excludes mezzanines, suspended heights

46.80 sqm / 503.75 sqft

EXTERNAL STRUCTURAL FEATURES

Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT

Excluded area under 1.5m

0.00 sqm / 0.00 sqft

spec

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RICS

Certified Property Measurement

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area measurement: 48.51 sqm / 522.16 sqft

area sq measurement: 47.03 sqm / 506.23 sqft

spec id: 0753f56cc652550a4c165a0b

Energy Efficiency Rating

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

Current

Potential

72

77

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

Current

Potential

England & Wales

EU Directive 2002/91/EC

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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



GROSS INTERNAL AREA (GIA)
The footprint of the property
48.51 sqm / 522.16 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine, suspended heights
46.80 sqm / 503.75 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

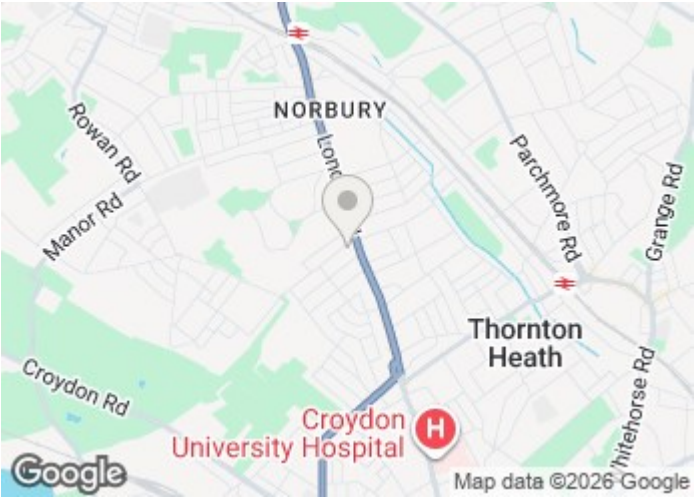
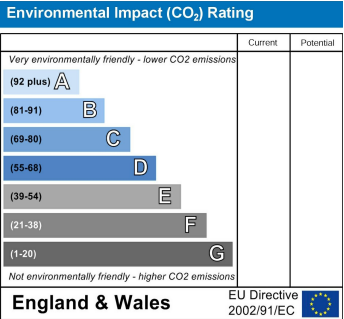
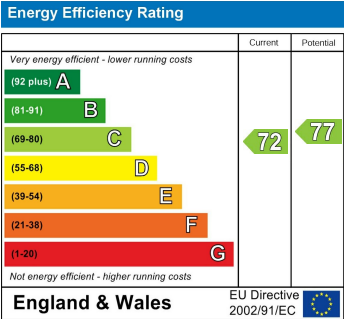
RESTRICTED HEAD HEIGHT
Measured over area under 1.5m
0.00 sqm / 0.00 sqft

spec
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RICS
Certified
Property
Measurement

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AREA MEASUREMENT: 48.51 sqm / 522.16 sqft
AREA SC MEASUREMENT: 47.03 sqm / 504.23 sqft
SPEC ID: 0753/Floor/02550040/1650406



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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.

