

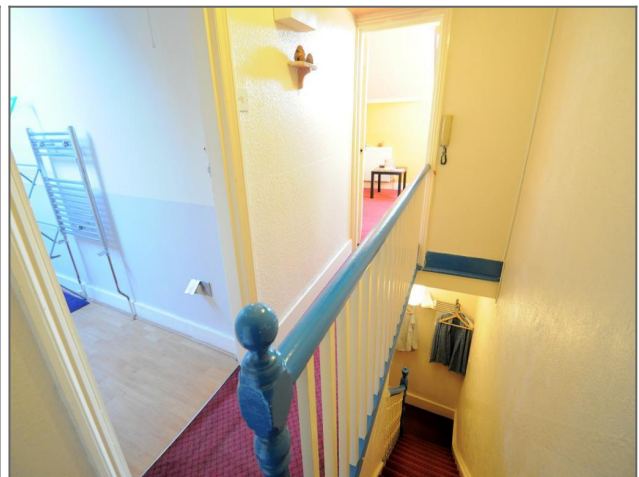
# Kushy Move



**Elliott Road CR7**

**£179,950 Share of Freehold**

- Top floor flat
- Spacious
- Short walk to Thornton Heath Station
- Period flat
- No onward chain
- Share of Freehold



## Ground Floor

**Entrance** - Communal entrance with stairs to first floor.

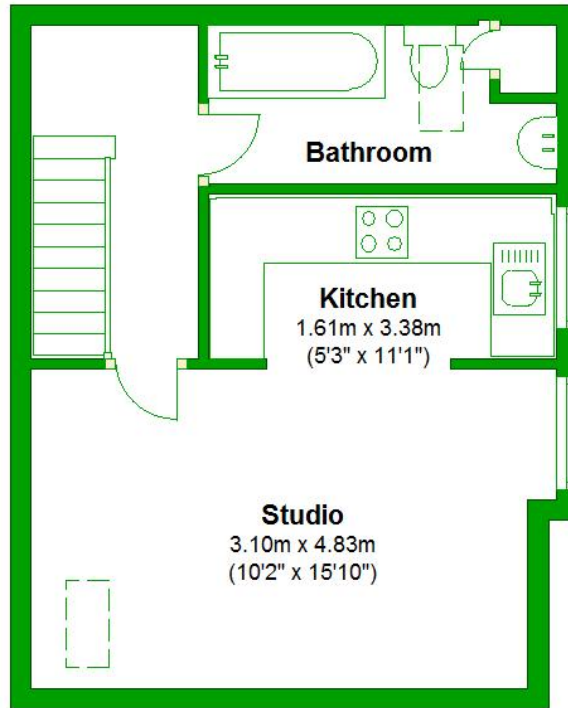
## Top Floor

**Studio** - 15' 10" x 10' 2" (4.83m x 3.1m) Window to side, velux window to front, radiator and carpeted floors.

**Kitchen** - 11' 1" x 5' 3" (3.38m x 1.61m) Window to side, wall and base units, stainless steel sink with mixer tap, gas hob electric oven, tiled splash backs, point for washing machine and vinyl floors.

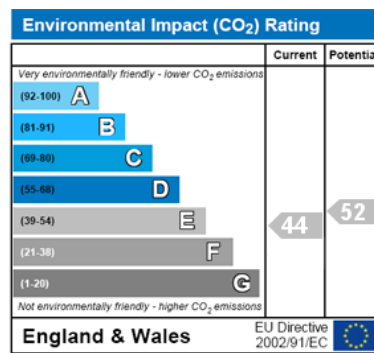
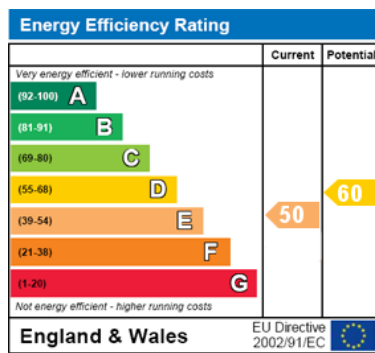
**bathroom** - Velux window to rear, paneled bath, wash hand basin, low level w/c radiator and vinyl floors.





Total area: approx. 31.1 sq. metres (334.7 sq. feet)

Energy Efficiency and Environmental Impact



Additional Information

Kushy Move has prepared these property sales particulars as a general guide only. These particulars including any floor plan and measurements are not intended to form part of any offer or contract of sale. We have not tested the services, appliances and fittings. Whilst every effort has been made to ensure their accuracy, any floor plan and measurements are provided for illustrative purposes only and should not be relied upon by purchasers when ordering any fixtures and fittings. Purchasers should satisfy themselves through their own enquiries.

**Disclaimer:** We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Tenure - Kushy Move have not had sight of the Title documents and the buyer is advised to obtain verification from their Solicitor or Surveyor. You are advised to contact the local authority for Council Tax information.

