

# Truuli



## Omata Heights, Brigstock Road, Thornton Heath, Surrey, CR7

£275,000 Leasehold

- Free on street parking space or private parking available to buy
- 124 Year lease
- Approx 0.5 miles from Thornton heath mainline station
- Council Tax Band B
- Walk in wardrobe
- 9 years remaining new home warranty
- Modern kitchen with integrated appliances

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

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£275,000 Leasehold

A modern one bedroom first floor flat situated in a lovely period building on Brigstock Road, Thornton Heath.

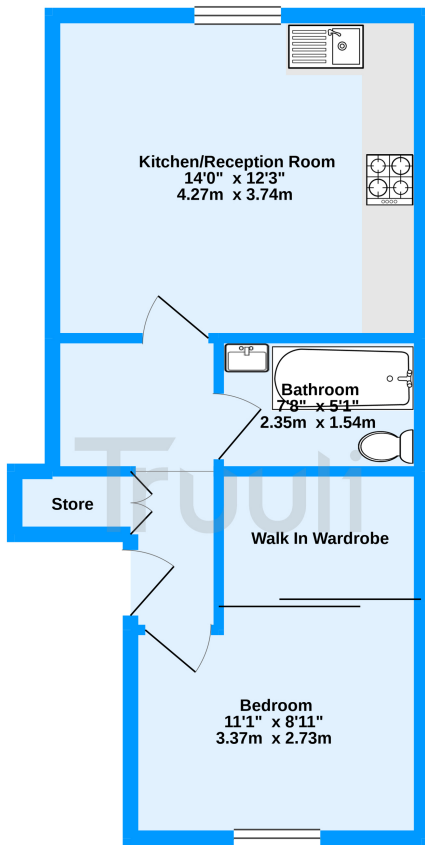
The flat is situated on the first floor and comes with high ceilings, sash windows and period features. Internally the property comprises; an entrance hallway with a big cupboard for storage, well presented three piece family bathroom suite and a well proportioned double bedroom with the addition of a large walk in wardrobe. There is also an open planned kitchen/reception allowing ample space to entertain with friends and family alike. The kitchen area offers built in appliances including an electric oven, gas cooker hob, microwave, fridge freezer (70/30), washing/drying machine and gas combination boiler.

The property is ideally situated within close proximity of the popular high street proving accessibility to a wide selection of local amenities such as schools, GP practices, dental clinics, playgrounds, parks, restaurants and supermarkets.

In terms of locality, you have a great selection of stations all within a short walk or short bus trips. This includes Thornton Heath station (0.5 miles which is 10 minute walk or 5 min bus) with regular trains to London Bridge, Victoria, East Croydon and West Croydon. A 15 min bus ride will get you to East Croydon station which has frequent services towards London Victoria, London Bridge, Blackfriars, St Pancras International, Luton and Gatwick airport.

In terms of schools, you are truly spoilt for choice with a range of highly rated ofsted schools including Whitehorse Manor.

First Floor  
417 sq.ft. (38.7 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	79	82	82
<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales &amp; N.Ireland</p>	

