

Truuli



Ometa Heights, Brigstock Road, Thornton Heath, Surrey, CR7

£300,000 Leasehold

- Close to wide array of popular local amenities
- Over 700 square ft of accommodation
- Two well-proportioned double bedrooms
- Ensuite to primary bedroom
- NHBC guarantee still in place
- Allocated parking / communal garden area

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£300,000 Leasehold

Guide price £300,000 - £325,000 *** Vendors comments *** This was my first property purchase, so it will always hold great significance for my son and I. The moment we saw it listed, we knew it was the one for us! I bought the property brand new and it is covered under a new home warranty until October 2029.

The abundance of space, natural light and modern finishes attracted me instantly. The property comes with its own parking space, a huge bonus.

The flat is in a fantastic location within close proximity to Thornton Heath Station. I work in the city and the commute has been a breeze. Access to London Bridge and London Victoria is possible without changing trains and with East Croydon just a few stops away, the world is your oyster!

We have large double glazed sashed windows and with the addition of a skylight in the hallway, light flows naturally throughout the property. It is beautiful in the summer and guests always comment that it is bright and airy.

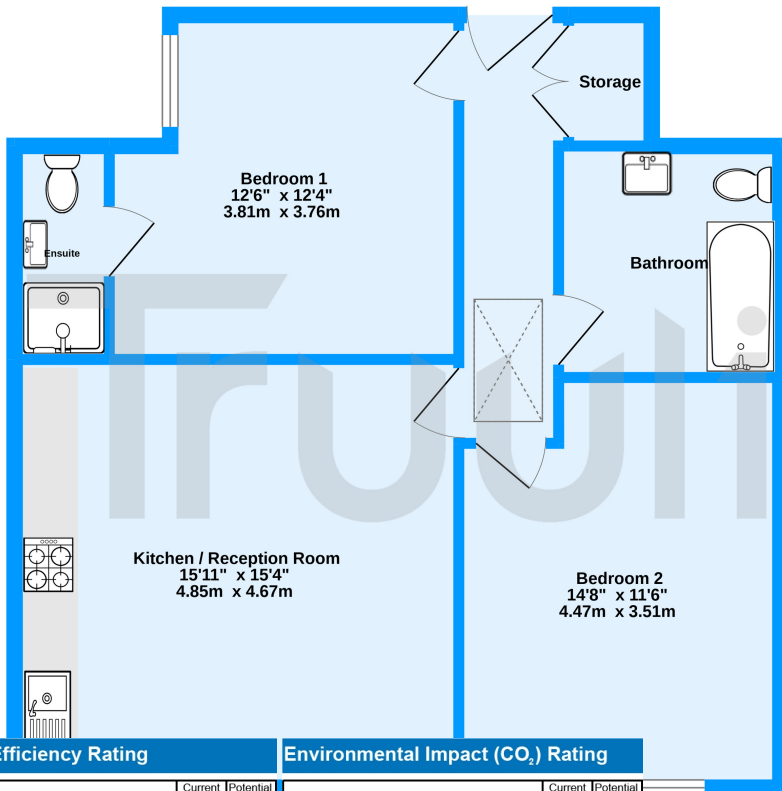
Without a doubt, the best thing about the flat is the space. The property boasts two large double bedrooms, both are well decorated in neutral colours ready for the next owner to make their mark! The flat was bigger than many we saw at the time but did not have much storage: I have added a built-in storage closet in the hallway and fitted wardrobes in the second bedroom. You can never have enough storage space!

There are two bathrooms within the property, one is an ensuite which I will undoubtedly miss! The main family bathroom is a great size, with room for additional storage; it has underfloor heating, which is a blessing in the colder months.

The kitchen and living area are spacious and has been great for entertaining friends and family. The kitchen is modern and comes fitted with a fridge freezer, oven, microwave and new washer dryer. There is also plenty of cupboard space. My favourite part of the kitchen is the granite worktops; they sparkle beautifully in the light!

We have decided to move on as we want to be closer to family and have more space for our cat, Luna, whom we adopted during the pandemic. We have loved living here and will miss it dearly. I know whoever buys this property next will enjoy it as much as we have!

First Floor
710 sq.ft. (66.0 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>			
	83	83	83
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
	83	83	83
<p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p>		<p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p>	

