



Parchmore Road, Thornton Heath, CR7 8LZ

Asking price £235,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

Monochrome Homes present an opportunity to acquire this leasehold split level 2 bedroom apartment location in the heart of Thornton Heath.

### ACCOMODATION

As you step inside, you are greeted by a cosy reception room, perfect for relaxing after a long day or entertaining guests. The apartment features two inviting bedrooms, providing ample space for a small family, a couple, or even a savvy individual looking for a spare room or home office.

### LOCATION

Located in a vibrant neighbourhood, you'll find yourself surrounded by an array of amenities, including shops, cafes, and parks, ensuring that convenience is always at your doorstep. With easy access to public transport links, commuting to work or exploring the city is a breeze.

### DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
		58			78
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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