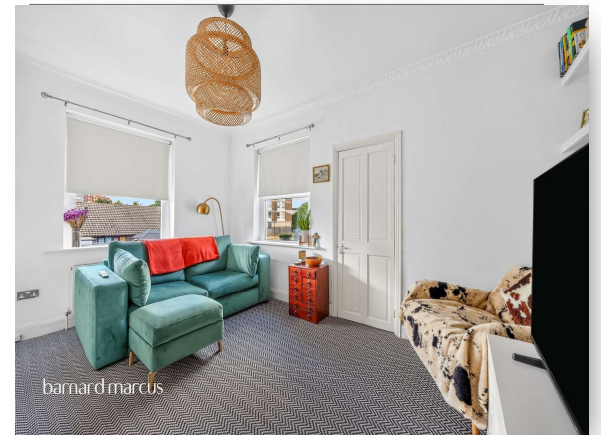


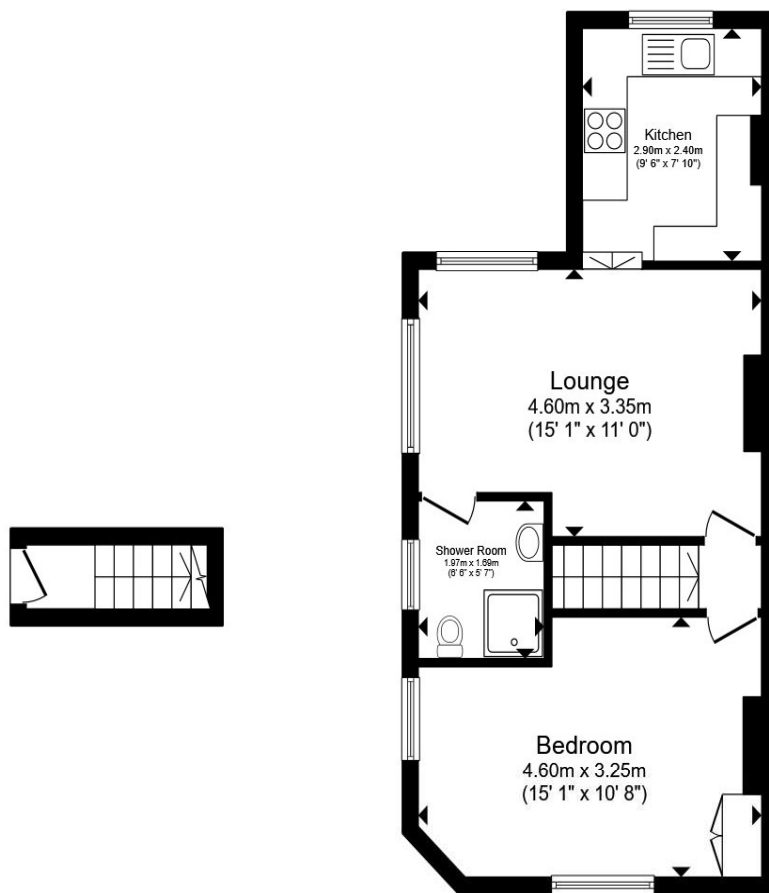


Elm Road, Thornton Heath CR7 8RH

welcome to
Elm Road, Thornton Heath

A beautifully presented one-bedroom first floor maisonette with its own private entrance, share of freehold, allocated parking space and private rear garden, ideally positioned on a popular residential road in Thornton Heath.





Ground Floor

First Floor

Total floor area 43.9 m² (473 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Offering approximately 473 sq. ft. of well-proportioned accommodation, the property features a bright and spacious living room, a separate fitted kitchen, a generous double bedroom and a modern shower room.

The accommodation has been tastefully maintained throughout, with a neutral décor, contemporary flooring and an abundance of natural light. The spacious lounge provides an excellent space for relaxing and entertaining, while the separate kitchen offers ample storage and worktop space. The sizeable double bedroom benefits from built-in storage and views over the garden, with the modern shower room completing the accommodation.

Externally, the property enjoys a private rear garden, providing a fantastic outdoor space for dining, entertaining or simply unwinding, together with the added benefit of an allocated parking space. Further advantages include a share of freehold, offering greater long-term ownership security and appeal. This attractive maisonette would make an ideal first-time purchase or buy-to-let investment.

welcome to

Elm Road, Thornton Heath

- First floor maisonette
- Private entrance
- Spacious one double bedroom
- Bright and airy reception room
- Separate fitted kitchen
- Modern shower room
- Private rear garden
- Allocated parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114938



Property Ref:
THH114938 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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