



barnard marcus

**Thanscroft Court Selborne Road, Croydon CR0 5JQ**

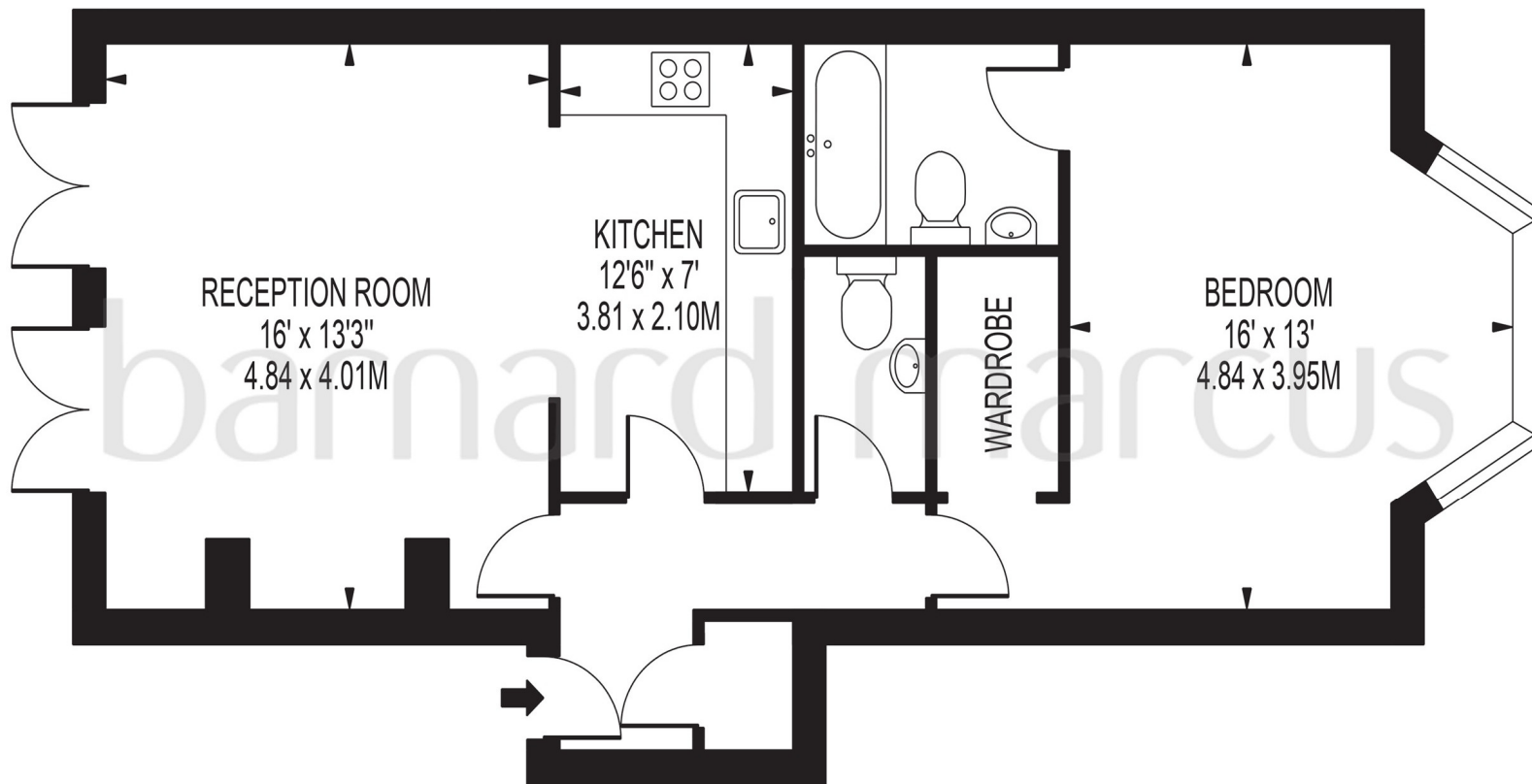
**welcome to**  
**Thanscroft Court Selborne Road, Croydon**

A spacious one-bedroom ground floor apartment in Thanscroft Court, Selborne Road, Croydon.



# THANESCROFT COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 654 SQ FT - 60.73 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Nestled within the sought-after and picturesque development of Thanescroft Court in the heart of Park Hill, this generously sized one double bedroom ground floor apartment offers a fantastic opportunity for first-time buyers, downsizers, or investors alike.

The property benefits from a bright and spacious layout, including a large double bedroom, a well-proportioned living area with direct access to a private patio, and a separate kitchen and bathroom. While the apartment is in good overall condition, it presents an excellent chance for buyers to modernise and add their own personal touch.

Offered to the market with no onward chain, this home enjoys well-maintained communal gardens and residents' parking, all within a peaceful and green setting. The location is ideal, with East Croydon Station just a short walk away, providing fast and frequent services to Central London, Gatwick and beyond. Families will appreciate the excellent local schools, while nature lovers will enjoy proximity to green spaces such as Lloyd Park.

This is a rare opportunity to secure a home in one of Croydon's most desirable locations - early viewing is highly recommended.

**welcome to**

## **Thanscroft Court Selborne Road, Croydon**

- 1 Double bedroom
- Ground floor
- Patio area
- Residents parking
- Communal Gardens
- CHAIN FREE

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1950.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY112627](https://barnardmarcus.co.uk/Property/CRY112627)



Property Ref:  
CRY112627 - 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.



**barnard marcus**



**020 8680 9226**



[croydon@barnardmarcus.co.uk](mailto:croydon@barnardmarcus.co.uk)



50 Lower Addiscombe Road, CROYDON,  
Surrey, CR0 6AA



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**