



**Thanet House Coombe Road, Croydon CR0 1BH**



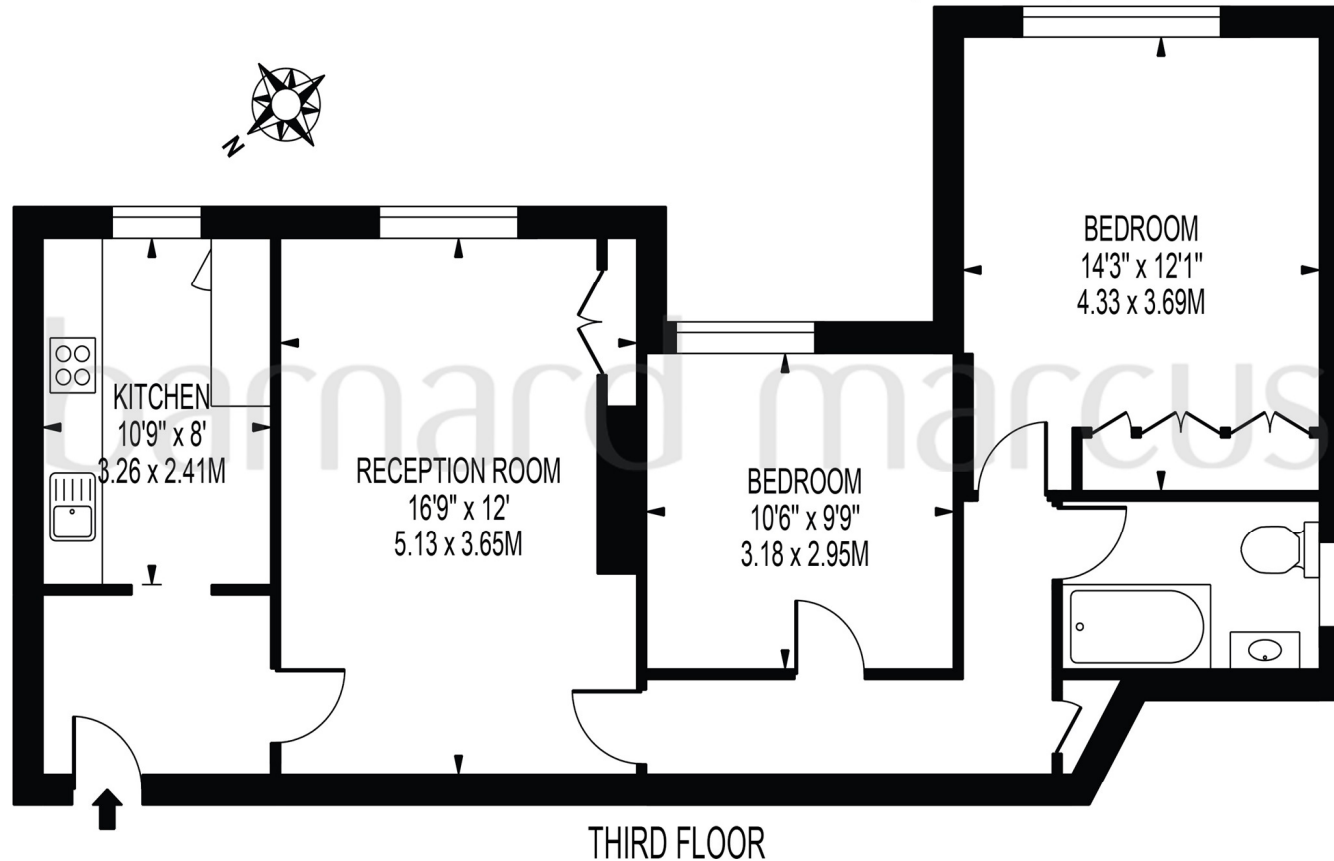
**welcome to**  
**Thanet House Coombe Road, Croydon**

Barnard Marcus are proud to present this rarely available art-deco style two double bedroom apartment.



## THANET HOUSE, COOMBE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 719 SQ FT - 66.78 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.

A rarely available art-deco style two double bedroom apartment located on the third floor with wide ranging views and easy access to either East Croydon station or South Croydon station respectively making Central London achievable in 20 minutes. The property has secure Entryphone system with generous reception hallway leading to a large light filled reception room with wood flooring and feature fireplace (not in use). Modern kitchen with integrated units and breakfast bar, contemporary bathroom, two double bedrooms, gas central heating, double glazing. The gleaming metropolis of Croydon is close by with easy access to the Restaurant Quarter, shopping malls and entertainment venues such as Box Park and Fairfield halls.

welcome to

## Thanet House Coombe Road, Croydon

- 2 Double Bedroom
- Close to Stations
- Secure Entryphone System
- Close to Restaurant Quarter, shopping malls and entertainment venues
- Good Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2600.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109875](https://barnardmarcus.co.uk/Property/SCS109875)



Property Ref:  
SCS109875 - 0007

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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