



Marion Road, Thornton Heath CR7 7AL

welcome to

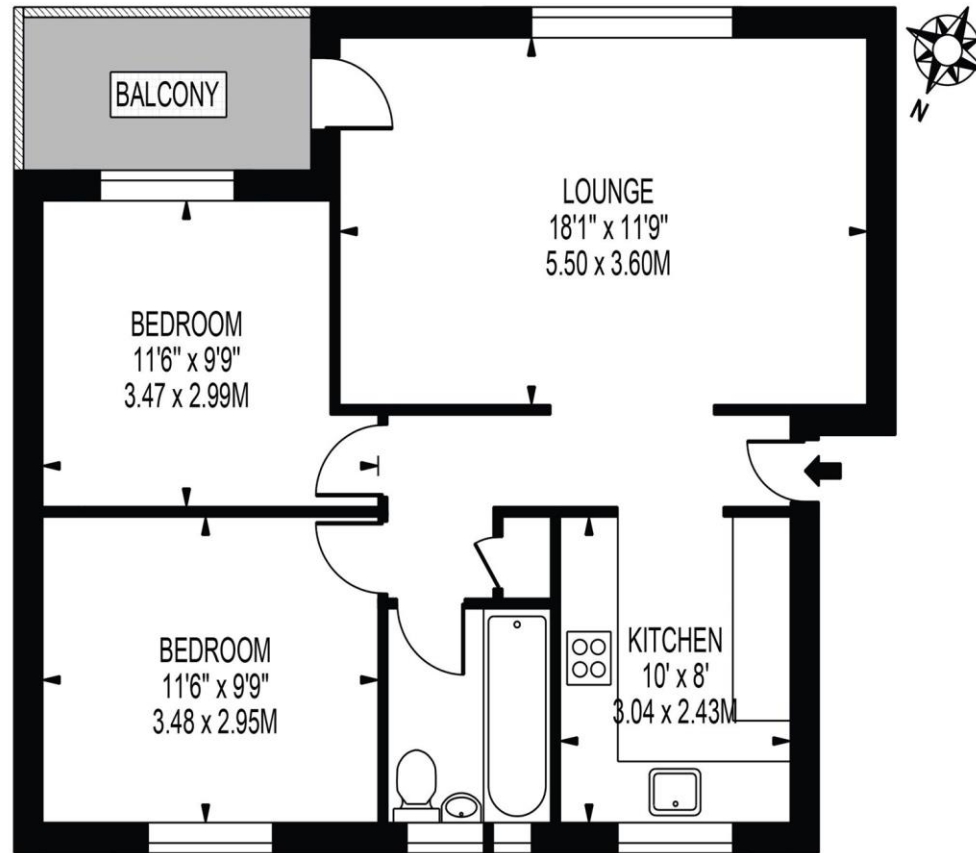
Marion Road, Thornton Heath

Fantastic Two-Bedroom Purpose-Built Apartment in a Prime Location. (£4,500 to add 90 Years). Situated on the second floor, this well-presented apartment offers a spacious and bright living environment. The entrance hall leads to a built-in kitchen on the left, while to the right, a generous lounge benefits from an abundance of natural light. At the rear of the property, you'll find two well-proportioned double bedrooms. Additional highlights include a private balcony, excellent condition throughout, and a superb location just moments from Thornton Heath High Street. With easy access to Thornton Heath Station, offering convenient links to central London, as well as a range of local amenities including supermarkets, eateries, and leisure facilities, this property is ideal for professionals, couples, or small families.



MARION ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 624 SQ FT - 57.98 SQ M



SECOND FLOOR

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.

welcome to

Marion Road, Thornton Heath

- £4500 to add 90 Years
- Two-bedroom
- Second floor
- Private balcony
- Prime location
- Great transport links

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 May 1988. 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

£250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114049



Property Ref:
THH114049 - 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.

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