



Dunheved Road South, Thornton Heath CR7 6AD

welcome to

Dunheved Road South, Thornton Heath

A beautifully presented converted apartment with shared garden, this well-maintained second-floor apartment is now available in a sought-after location near Croydon University Hospital, West Croydon & Thornton Heath Stations.

The property features two generously sized bedrooms and a bright, open-plan kitchen, dining, and lounge area, with the bathroom conveniently accessed from this space. Residents also benefit from a shared garden, perfect for outdoor relaxation.

Offered with no onward chain, this apartment comes with a brand-new 122-year lease on completion, with no current ground rent or service charge. Ideally positioned for commuters, West Croydon and Thornton Heath stations provide direct links into central London. Just a short walk from Croydon University Hospital, this is an excellent opportunity for first-time buyers or investors looking for a strong rental prospect.

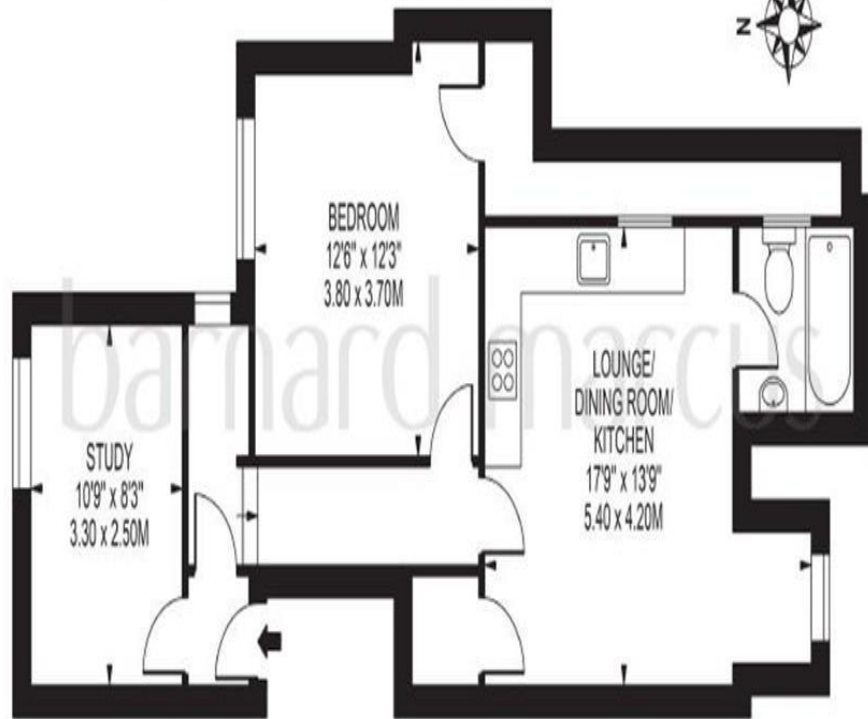
Costs: Insurance premium which is around just over £400 per annum, per flat and bin collections which is around £30 per flat. No other fixed charges, any Service Charges are on a when necessary or needed basis.

Agents Note: To enable to the sale of the flat the vendor has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been advised to us by the seller. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.



DUNHEVED ROAD SOUTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 621 SQ FT - 57.70 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE VIEWED 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, ENCLINRES 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

Dunheved Road South, Thornton Heath

- Two bedroom
- Second Floor
- Walking distance to Thornton Heath Station, bus links & High Street
- Close proximity to West Croydon Station & Croydon Centre
- Shared garden
- No onward chain
- Lease of 122 years upon sale
- Currently producing £1,575 rental income per month by a professional tenant

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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/THH114033



Property Ref:
THH114033 - 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 8683 0190



thorntonheath@barnardmarcus.co.uk



4-5 Brigstock Parade, London Road,
THORNTON HEATH, Surrey, CR7 7HW



barnardmarcus.co.uk