



Melfort Road, Thornton Heath CR7 7RS

welcome to

Melfort Road, Thornton Heath

****CASH BUYERS ONLY****Two-bedroom, ground floor flat on a popular road in Thornton Heath, just a short walk away from Thornton Heath Station.

Two-bedroom, ground floor flat on a popular road in Thornton Heath, just a short walk away from Thornton Heath Station.

This property comprises of two good sized bedrooms, lounge, kitchen, bathroom and rear garden. The location is ideal for commuters, with Thornton Heath Station (Zone 4) within walking distance, providing quick access to Central London. Nearby amenities include Melfort Recreation Ground and Thornton Heath High Street, offering supermarkets, coffee shops, and more.

****Property can be sold with the tenant in situ. Current rent collected is £1,150pcm****





view this property online barnardmarcus.co.uk/Property/THH114144



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Melfort Road, Thornton Heath

- Ground-floor
- Two-bedrooms
- Garden-flat
- Walking distance to Thornton Heath Station
- 150 years left remaining on the lease
- Peppercorn ground rent
- Service Charge: TBC
- Council Tax Band: C

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THH114144 - 0005

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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barnard marcus



020 8683 0190



thorntonheath@barnardmarcus.co.uk



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



barnardmarcus.co.uk