



Sammi Court, Parchmore Road, Thornton Heath CR7 8LU

welcome to

Sammi Court Parchmore Road, Thornton Heath

This beautifully presented and spacious two-bedroom apartment offers bright and airy accommodation throughout, ideally positioned in a sought-after location with excellent access to local transport links and a wide range of amenities.

The property features a generously sized open-plan reception room that benefits from an abundance of natural light and offers impressive views overlooking the town centre. This versatile living space is perfect for entertaining or relaxing in comfort.

The apartment comprises two well-proportioned double bedrooms, a modern family bathroom, and ample built-in storage. Located within a secure and well-maintained private development, this home offers both peace of mind and a welcoming community environment.

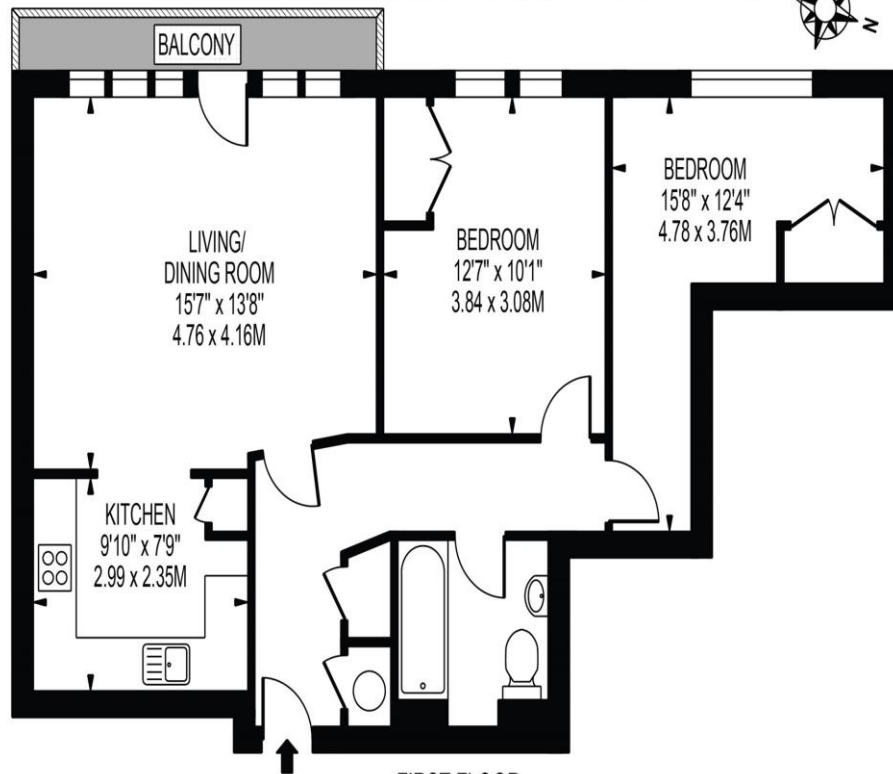
Presented in excellent decorative condition, this apartment combines style, convenience, and comfort. Internal viewings are highly recommended to fully appreciate all that this exceptional home has to offer.

Agents Note; Notting Hill Genesis Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 30% share plus the remaining 70% share of the property from Notting Hill Genesis Housing Association. The advertised price is for the 100% Freehold. Service Charge is £207.40. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.



SAMMI COURT, PARCHMONT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 699 SQ FT - 64.90 SQ M



FIRST 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.
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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

Sammi Court Parchmore Road, Thornton Heath

- Two Bedrooms
- Excellent Location
- Open-Plan Kitchen/Reception
- Secure Private Block
- Good Condition
- Balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2488.80

Ground Rent: 200.04

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2007. 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/THH114156



Property Ref:
THH114156 - 0005

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