



Sammi Court, Parchmore Road, Thornton Heath CR7 8LU

welcome to Sammi Court Parchmore Road, Thornton Heath

This well-maintained two-bedroom apartment offers bright and generously proportioned accommodation throughout. Ideally situated in a sought-after area, it benefits from excellent access to local transport links and a wide range of nearby amenities.

The property features a spacious open-plan reception room with plenty of natural light and far-reaching views over the town centre—perfect for both entertaining and everyday living. There are two good-sized double bedrooms, a modern family bathroom, and ample built-in storage.

Located within a secure and well-kept private development, the apartment provides a comfortable and practical living environment. Presented in good decorative condition, it offers a great balance of convenience, space, and location.

The property is just a short walk from Thornton Heath Station, offering direct rail services to London Victoria, London Bridge, and Clapham Junction, making commuting into central London quick and convenient. Several bus routes also serve the area, including the 50, 130, 198, 250, 450, and N250, connecting you to Brixton, Croydon, Crystal Palace, and beyond.

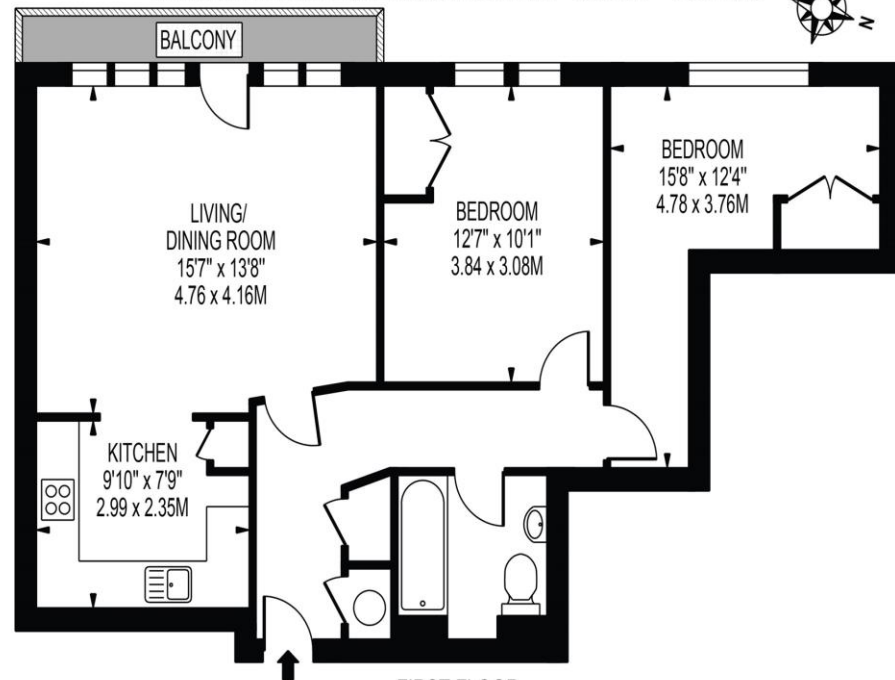
Internal viewings are strongly recommended to fully appreciate what this property has to offer.

Agents Note; *This property is currently under shared ownership in conjunction with Notting Hill Genesis who have criteria for any purchase, the advertised price is for the sellers 30% share. £598.87 per month is paid to the Housing Association as rent for the retained share. Monthly Service Charge is £207.40 Ground Rent is £16.67.*



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. 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

Sammi Court Parchmore Road, Thornton Heath

- Two Bedrooms
- Excellent Location
- Open-Plan Kitchen/Reception
- Secure Private Block
- Good Condition
- Balcony
- Shared Ownership (30%)

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.

£75,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114377



Property Ref:
THH114377 - 0002

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