



Palace Court, The Retreat, Thornton Heath CR7 8LD



welcome to

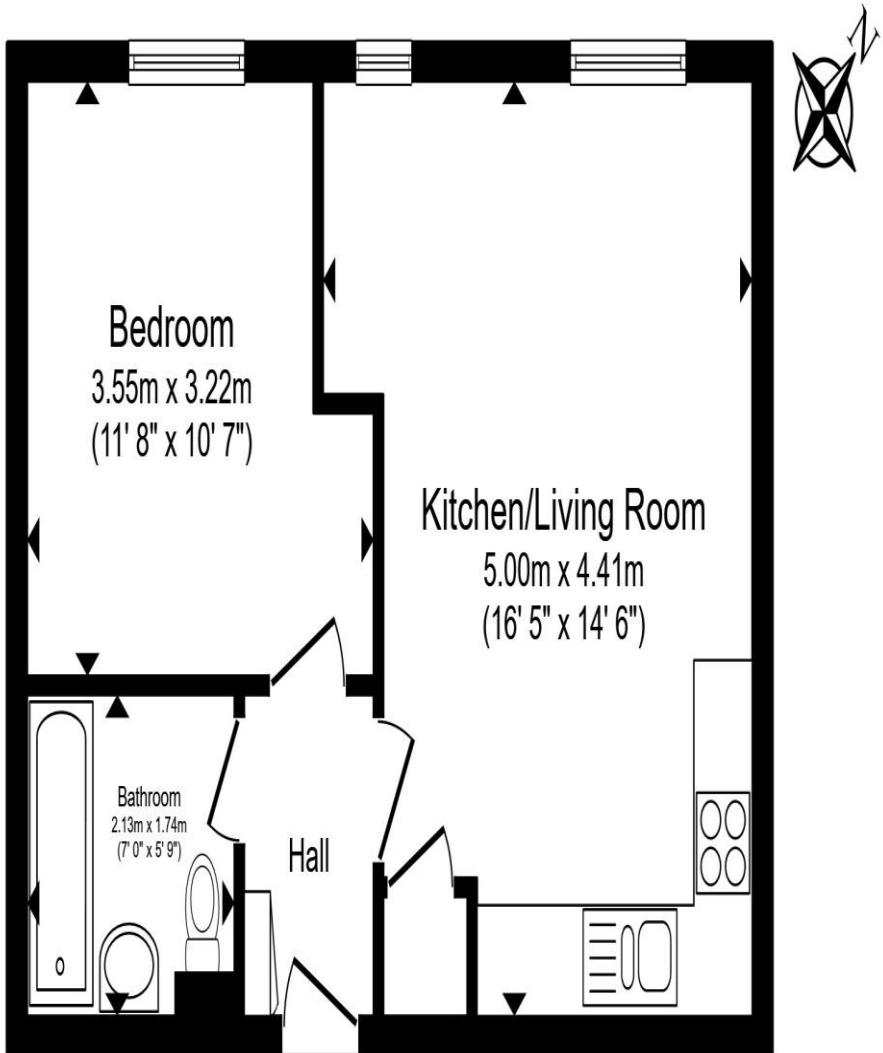
Palace Court The Retreat, Thornton Heath

A stylish one-bedroom apartment set within the popular Palace Court development, offering modern open-plan living, a generous double bedroom and excellent transport links into London.

Located within the well-kept Palace Court development at 2 The Retreat, CR7 8LD, this stylish one-bedroom apartment offers modern, well-proportioned accommodation ideal for contemporary living. The property features a bright open-plan kitchen and living area with integrated appliances and ample space for both relaxing and dining, alongside a generous double bedroom and a sleek, fully tiled bathroom finished to a high standard. The apartment is well presented throughout and benefits from a practical layout, attractive communal grounds and allocated parking.

The location is well served by local amenities, with Thornton Heath High Street nearby offering supermarkets, shops and cafés. Excellent transport links are available from Thornton Heath, Selhurst and Norwood Junction stations, providing frequent trains to London Bridge, one of London's biggest transport hubs, as well as regular services into central London. Frequent bus routes connect to Croydon town centre, while Croydon University Hospital and local healthcare facilities are also within easy reach, making this an ideal home for professionals, first-time buyers or investors.





Total floor area 37.7 m² (406 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- One-bedroom apartment
- Open-plan kitchen/living room
- Allocated parking
- Excellent transport links and local amenities nearby
- Croydon University Hospital and local healthcare close by

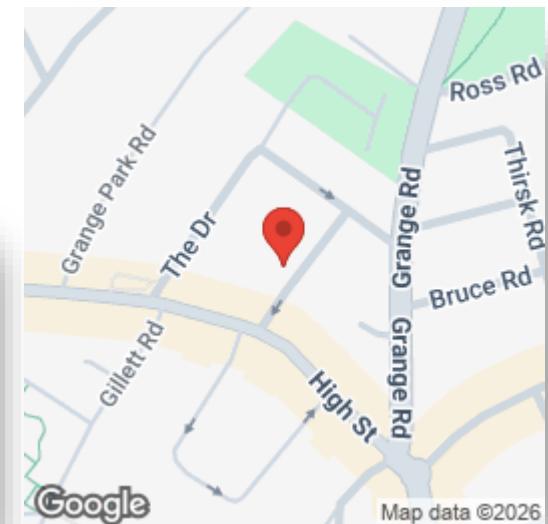
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1440.00

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



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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.

Property Ref:

THH114652 - 0002

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