



barnard marcus

**Bletchingley Close, Thornton Heath CR7 7HT**



barnard  
marcus

The logo for barnard marcus consists of a row of four colored circles (green, red, pink, and blue) above the company name 'barnard marcus' in a white, sans-serif font.

welcome to

## Bletchingley Close, Thornton Heath

A well-presented one-bedroom retirement bungalow designed exclusively for residents aged 60 and over, nestled within a quiet and well-cared-for warden-assisted development. Offering a comfortable layout and a welcoming atmosphere, this home provides the perfect balance of independence and reassurance. The property spans approximately 461 sq ft and features a spacious double bedroom, a bright living room, and a practical kitchen with room for a small breakfast table. The bathroom is conveniently positioned off the hallway, and every room enjoys good natural light thanks to its thoughtful layout. Residents benefit from beautifully maintained communal gardens, an on-site warden, and an emergency pull-cord system, creating a supportive and secure living environment. Set in a peaceful residential location and offered with no onward chain, this bungalow is an ideal option for those looking to downsize or enjoy relaxed, low-maintenance living in a friendly community. Ground Rent: £60, 6-monthly (£120 per annum) Service Charge: £209.52, monthly (£2514.24 per annum)



barnard marcus



barnard marcus



barnard marcus



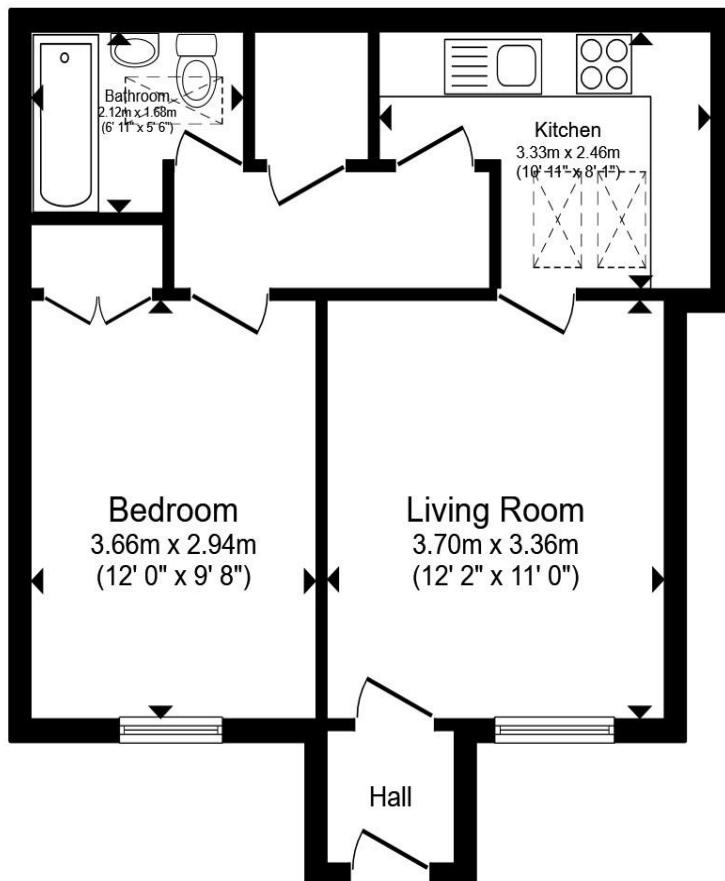
barnard marcus



barnard marcus



barnard marcus



## Ground Floor

Total floor area 42.9 m<sup>2</sup> (461 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](http://www.propertybox.io)

welcome to

## Bletchingley Close, Thornton Heath

- Exclusively for the over 60's
- Communal grounds
- Double bedroom
- Private development
- Charming bungalow

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2514.24

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000



view this property online [barnardmarcus.co.uk/Property/THH114658](http://barnardmarcus.co.uk/Property/THH114658)



Property Ref:  
THH114658 - 0003

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.



Please note the marker reflects the postcode not the actual property



**020 8683 0190**



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton Heath, Surrey, CR7 7HW



**barnardmarcus.co.uk**