



barnard marcus

Beulah Road, Thornton Heath CR7 8JJ

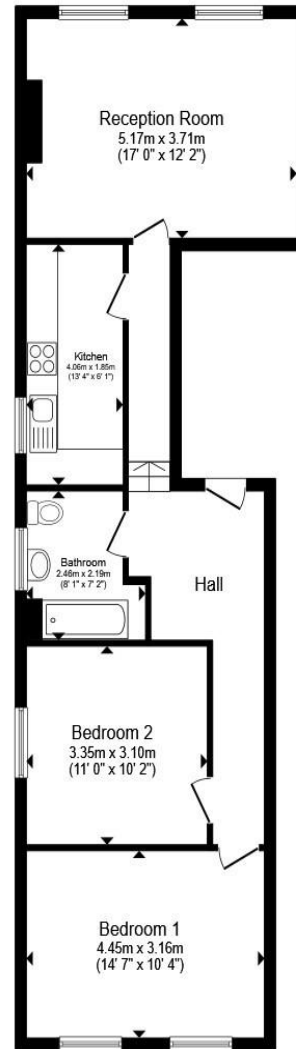
welcome to

Beulah Road, Thornton Heath

Located on the first floor of an attractive Victorian building, this bright and spacious two-bedroom flat offers well-proportioned rooms and a layout ideal for modern living, and is offered to the market with no onward chain. A generous reception room sits at the rear of the property, providing a comfortable space for relaxing and dining, while the separate kitchen offers ample worktop space and modern units. Both bedrooms are good-sized doubles, with the main bedroom featuring a charming bay-style window that brings in plenty of natural light. The property is completed by a neat three-piece bathroom and a welcoming hallway that connects each room smoothly. Beulah Road is perfectly positioned for convenience, with Thornton Heath station close by for fast links into Central London. Local shops, supermarkets, cafés and bus routes are all within easy reach, while nearby green spaces including Grangewood Park offer a peaceful escape.



Agents Notes: "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Floor Plan

Total floor area 72.9 m² (785 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

welcome to

Beulah Road, Thornton Heath

- First-floor Victorian conversion
- Bright and spacious two double bedrooms
- Generous separate reception room
- Modern fitted kitchen and bathroom
- Offered with no onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1397.34

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114672



Property Ref:
THH114672 - 0004

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.



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