



Quadrant Road, Thornton Heath CR7 7DA

welcome to

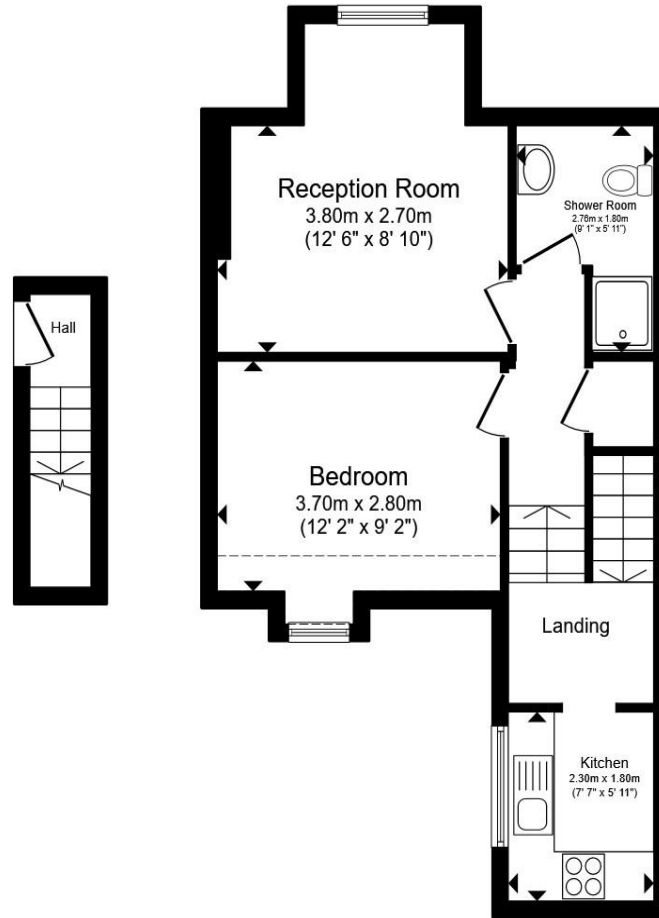
Quadrant Road, Thornton Heath

A bright and well-presented one-bedroom first-floor conversion flat offering spacious accommodation, a separate kitchen, share of freehold and no onward chain, conveniently situated close to local amenities and transport links. Accessed via a communal entrance and staircase, the property opens onto a welcoming landing which provides access to all principal rooms. The reception room is a bright and comfortable space, enhanced by a large bay window which allows an abundance of natural light to flood the room. Offering ample space for both seating and dining furniture, it provides an ideal environment for relaxing or entertaining guests. The separate kitchen is fitted with a range of wall and base units, complemented by work surfaces and space for appliances, creating a practical area for day-to-day cooking. The double bedroom is a well-proportioned room featuring useful eaves storage and generous floor space for freestanding furniture. Completing the accommodation is a modern shower room fitted with a shower enclosure, wash hand basin and W.C. The property is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers, downsizers or buy-to-let investors alike.



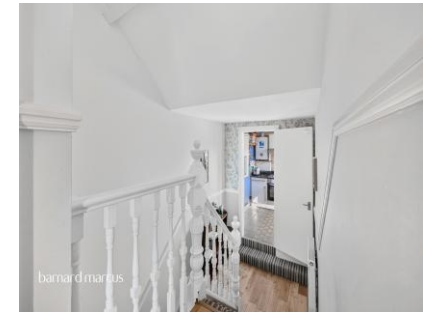
Ideally positioned on Quadrant Road, the property enjoys convenient access to a variety of local amenities, including shops, supermarkets, cafés and everyday services within Thornton Heath and the surrounding area. Commuters are well served by nearby Thornton Heath Station, offering regular rail connections into Central London and beyond, while numerous local bus routes provide easy travel across Croydon and neighbouring districts. For those who enjoy outdoor space, Thornton Heath Recreation Ground and Grangewood Park are both within easy reach, providing pleasant green spaces for walking, recreation and leisure activities.

(1) Agents Note: The property benefits from a share of the freehold. The freehold of the two Quadrant Road properties is held by a company and shared between six flats. There is currently no fixed service charge, with costs charged as and when they arise and apportioned between the flats. Typical shared expenses include building insurance, annual accounts, Companies House and ICO fees, fire safety servicing, and any necessary maintenance or repair works (2) 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.



Ground Floor

First Floor



Total floor area 45.2 m² (487 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

Quadrant Road, Thornton Heath

- One-bedroom first-floor conversion flat
- Share of freehold
- Bright and spacious reception room
- Separate fitted kitchen
- Modern shower room
- No onward chain
- Convenient location for transport and local amenities

Tenure: Leasehold EPC Rating: C

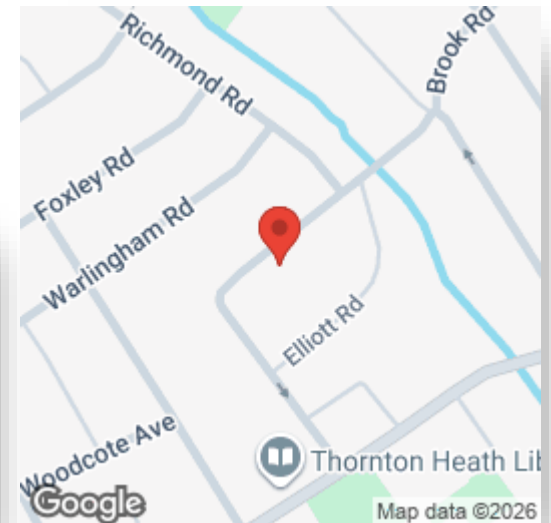
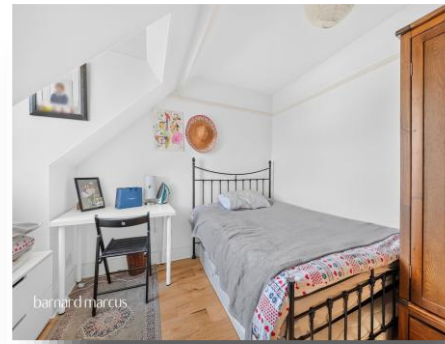
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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

£210,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114984



Property Ref:
THH114984 - 0002

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.

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