



barnard marcus

Bensham Grove, Thornton Heath CR7 8DD

welcome to

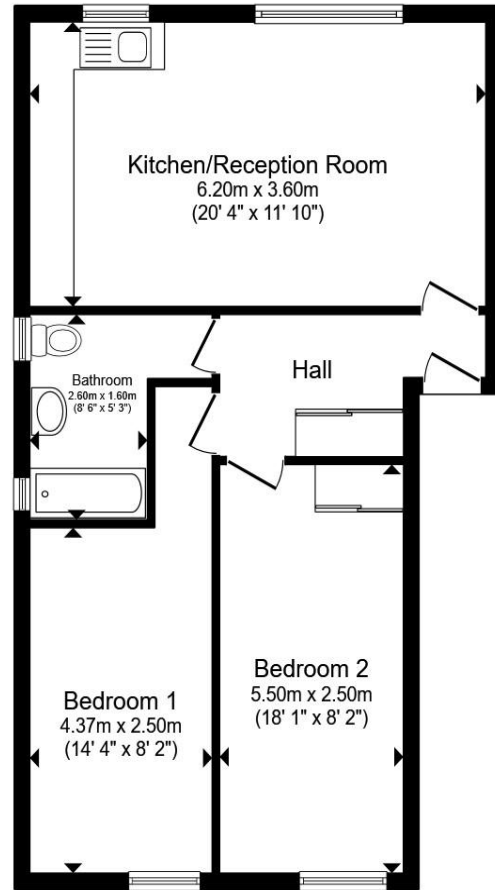
Bensham Grove, Thornton Heath

A well-presented first floor two bedroom flat offering bright and spacious open plan living, generous bedroom accommodation and a modern bathroom. Conveniently located for local amenities and excellent transport links, this attractive home is ideal for first-time buyers, downsizers or investors. Situated on the first floor of this purpose-built development, this spacious two bedroom flat extends to approximately 643 sq. ft. and offers comfortable, modern living throughout. The heart of the home is the impressive open plan kitchen/reception room, measuring over 20ft in length. The room provides ample space for both living and dining areas, while the contemporary fitted kitchen offers a range of wall and base units, work surfaces and integrated appliance space, creating an ideal setting for both everyday living and entertaining. Both bedrooms are generously proportioned doubles, with the principal bedroom measuring over 14ft in length and the second bedroom providing excellent flexibility for use as a guest room, children's bedroom or home office. A modern family bathroom is fitted with a white suite comprising panel-enclosed bath with shower attachment, wash hand basin and WC. The property further benefits from neutral décor throughout, double glazing, ample storage within the hallway. Externally, residents can also enjoy access to communal grounds surrounding the development. This appealing flat presents an excellent opportunity to acquire a well-maintained home in a popular residential location close to transport connections and local amenities.



Bensham Grove is well located for Thornton Heath High Street, offering a variety of shops, supermarkets, cafés and everyday amenities. Thornton Heath Station is within easy reach, providing regular services into Central London, while local bus routes offer convenient connections to Croydon and the surrounding areas. Residents can enjoy nearby green spaces including Grangewood Park and Thornton Heath Recreation Ground, alongside a selection of well-regarded schools and nurseries.

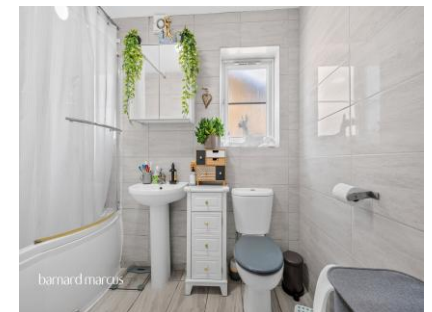
Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



First Floor

Total floor area 59.8 m² (643 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

Bensham Grove, Thornton Heath

- First floor two bedroom flat
- Spacious open plan kitchen/reception room
- Approximately 643 sq. ft. of accommodation
- Two well-proportioned double bedrooms
- Modern fitted bathroom
- Conveniently located for Thornton Heath Station, local amenities and green spaces

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 1982.00

Ground Rent: 205.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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/THH109434



Property Ref:
THH109434 - 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.

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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