



Melfort Road, Thornton Heath CR7 7RX

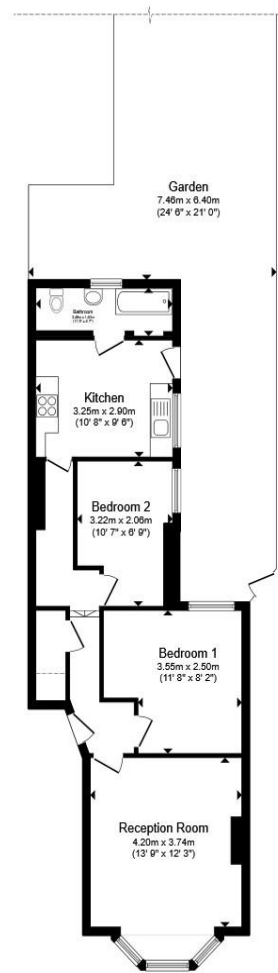
welcome to

Melfort Road, Thornton Heath

A beautiful modern two-bedroom ground floor maisonette offering bright, well-presented accommodation throughout. The property features a spacious bay-fronted reception room, two good-sized bedrooms, a modern fitted kitchen and a stylish contemporary bathroom, all finished in neutral tones. To the rear, the property benefits from a private garden with both decked and lawned areas, providing the perfect space for outdoor entertaining and relaxation. Melfort Road is conveniently located close to local shops, amenities and green spaces, with Thornton Heath and Selhurst stations nearby offering direct links into London Victoria, London Bridge and East Croydon. The area is also well served by a selection of nurseries, primary schools and everyday conveniences, making it an excellent choice for first-time buyers, downsizers and investors alike.



Agents Note: **(1)** We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property. **(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."



Total floor area 65.5 m² (705 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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welcome to

Melfort Road, Thornton Heath

- Two-bedroom ground floor maisonette
- Spacious bay-fronted reception room
- Modern fitted kitchen with garden access
- Stylish contemporary bathroom suite
- Private rear garden with decking and lawn
- Neutral décor throughout
- Excellent transport links via Thornton Heath & Selhurst stations
- Conveniently located for local amenities, schools and nurseries

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jun 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114936



Property Ref:
THH114936 - 0005

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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