



barnard marcus

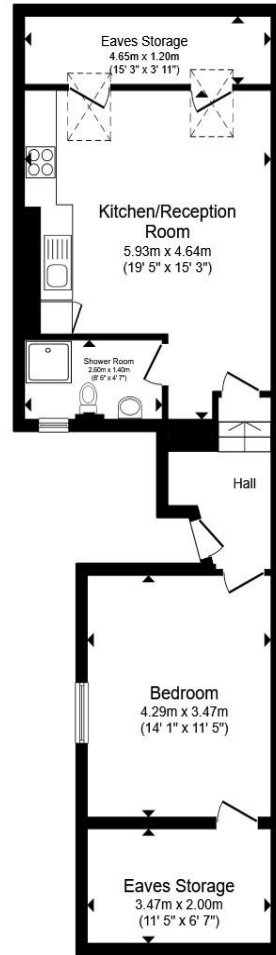
**Frant Road, Thornton Heath CR7 7JW**

welcome to

## Frant Road, Thornton Heath

This beautifully presented top-floor one bedroom apartment offers contemporary living with well-proportioned accommodation and plenty of natural light throughout. The property features a spacious open-plan kitchen/reception room, finished with a modern fitted kitchen, integrated appliances and ample space for both relaxing and dining. Multiple skylights enhance the sense of space and flood the room with natural light. The double bedroom is quietly positioned to the rear and benefits from useful eaves storage, while the property is completed by a stylish shower room and a welcoming entrance hall, again with additional storage options. Well located on Frant Road, the property is ideally placed for Thornton Heath and Norbury stations, offering convenient links into Central London and surrounding areas. A variety of local shops, cafés and amenities are within easy reach, along with popular green spaces such as Grangewood Park and Norbury Park. The area is also well served by local schools and frequent bus routes. This apartment would make an excellent first-time purchase, investment or commuter base, combining character, light and a practical layout.





Total floor area 59.8 m<sup>2</sup> (644 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

## Frant Road, Thornton Heath

- Top-floor one bedroom apartment
- Bright open-plan kitchen/reception room
- Modern fitted kitchen with integrated appliances
- Skylights and excellent natural light
- Stylish shower room
- Convenient location for transport links and parks

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1250.00

Ground Rent: 230.00

This is a Leasehold property with details as follows; Term of Lease 126 years from 29 Sep 2019. 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

**£225,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH113954](https://www.barnardmarcus.co.uk/Property/THH113954)



Property Ref:  
THH113954 - 0004

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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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