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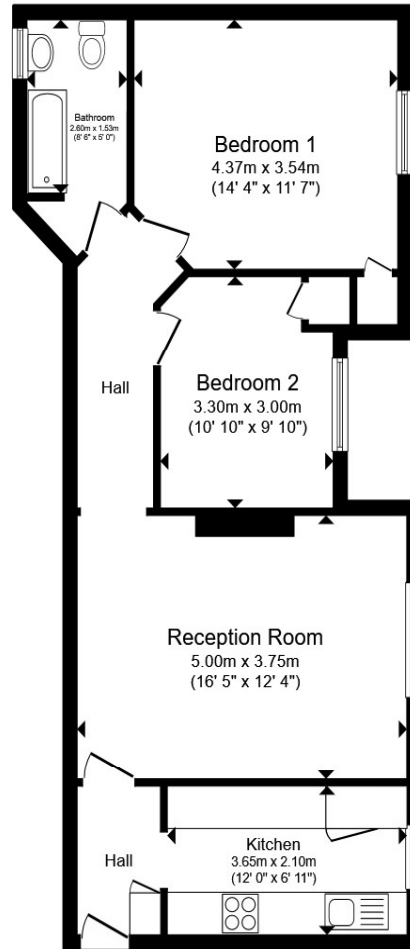
Thanet House Coombe Road, Croydon CR0 1BH


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welcome to
Thanet House Coombe Road, Croydon

Barnard Marcus are proud to present this wonderful this two bed top floor purpose-built apartment - Guide Price 250k - 260k.





Set within an attractive art-deco style development, this bright and well-proportioned top floor two-bedroom apartment offers an excellent opportunity for first-time buyers and investors alike.

The property benefits from a spacious reception room flooded with natural light, a modern fitted kitchen, and two genuine double bedrooms, making it perfectly suited for both comfortable living and rental demand.

Positioned within easy reach of East Croydon Station, the property provides fast and direct links into Central London in under 15 minutes, while Croydon's vibrant town centre, including Boxpark, restaurants, and leisure facilities, is just a short distance away.

Offered in good condition throughout, this is a superb turn-key purchase in a well-connected and increasingly popular location.

Total floor area 63.9 m² (688 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

Thanet House Coombe Road, Croydon

- Top Floor
- Two Double Bedrooms
- Ideal First Purchase or Investment
- Moments from East Croydon Station

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2869.75

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1990. 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

£250,000



view this property online [barnardmarcus.co.uk/Property/SCS109962](https://www.barnardmarcus.co.uk/Property/SCS109962)



Property Ref:
SCS109962 - 0007

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.

Please note the marker reflects the
postcode not the actual property



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