



barnard marcus

Bensham Manor Road, Thornton Heath CR7 7AU

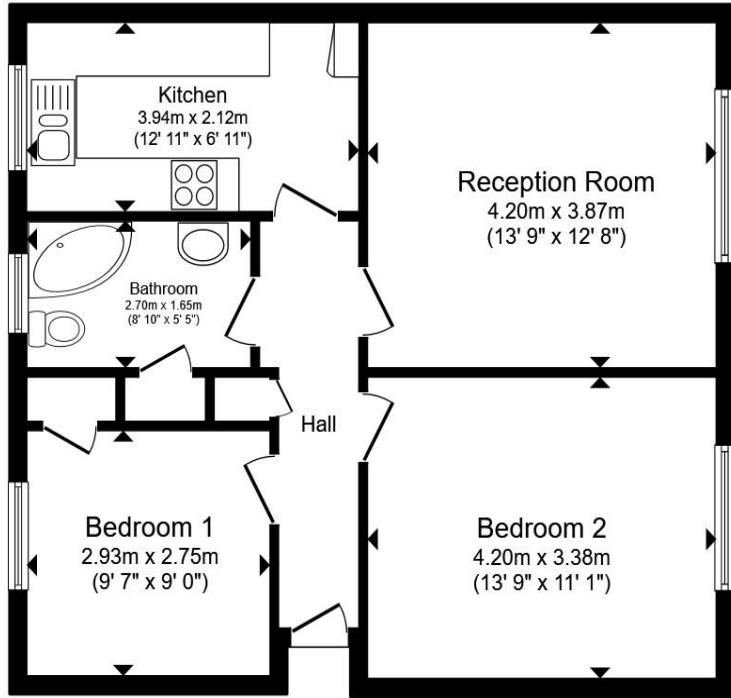
welcome to

Bensham Manor Road, Thornton Heath

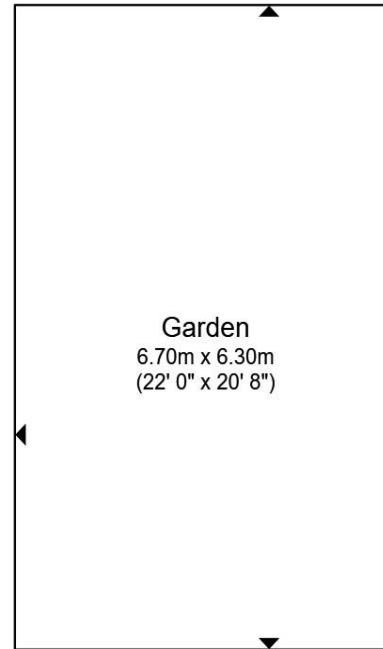
This well-proportioned first-floor, two-bedroom flat offers bright, comfortable living across approximately 783 sq ft, and benefits from share of freehold, a long lease with no associated costs, a private garden, and a private garage. Set within a well-kept purpose-built block, the property is accessed via its own entrance and enjoys pleasant views over the private garden. The generous reception room provides an inviting space for both living and dining, while the separate fitted kitchen offers good storage and workspace. Both bedrooms are well sized. A neatly presented bathroom and a practical hallway complete the internal layout. Externally, the property benefits from a private garden and a private garage, ideal for parking or additional storage.



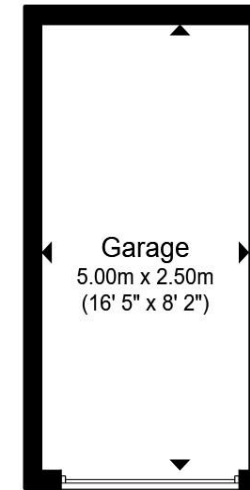
Located on Bensham Manor Road, the flat is conveniently positioned for Thornton Heath and Norbury's range of shops, cafés, and amenities. Thornton Heath Station offers direct links into London Victoria and East Croydon, and multiple bus routes serve the surrounding area. Nearby green spaces such as Grangewood Park add to the appeal of this well-connected and practical home.



Floor Plan



Outbuilding



Total floor area 72.8 m² (783 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 Manor Road, Thornton Heath

- Spacious first-floor flat
- Two bedrooms
- Long lease
- Separate fitted kitchen
- Share of freehold
- Private garage
- Private garden
- Close by to Thornton Heath Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: £0

Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114674



Property Ref:
THH114674 - 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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