



barnard marcus

Winterbourne Road, Thornton Heath CR7 7QY



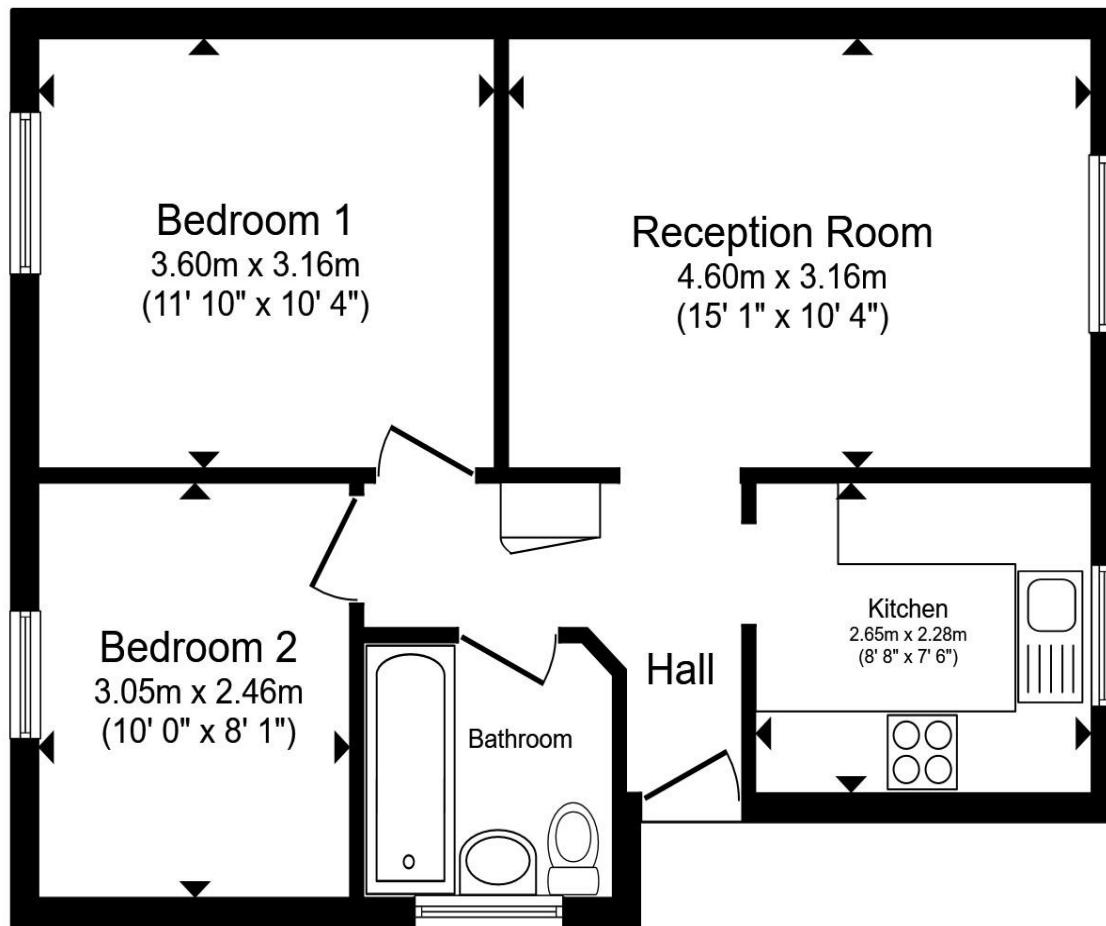
welcome to

Winterbourne Road, Thornton Heath

Situated on the popular Winterbourne Road, CR7, this first-floor flat is offered to the market with no onward chain and would suit first-time buyers, downsizers or investors alike. The property provides well-proportioned accommodation extending to approximately 532 sq ft and is positioned within a well-established residential setting. The internal layout is arranged around a central hallway, providing access to all principal rooms and creating a practical flow throughout. The reception space is bright and comfortable, with ample room for both living and dining, while the separate kitchen is neatly arranged for everyday use. Two bedrooms offer flexibility for home working, guests or family living, and the bathroom is conveniently located off the hallway. The first-floor position offers a pleasant outlook and a good sense of privacy.



The flat is sold with a share of the freehold and benefits from a peppercorn ground rent with no service charges, keeping ongoing costs to a minimum. The absence of an onward chain further adds to the appeal, allowing for a smooth and efficient purchase process. Winterbourne Road is well placed for a range of local amenities, with everyday shops and services close by and a broader selection available along Thornton Heath High Street. Excellent transport links are within easy reach, including Thornton Heath and Selhurst stations offering regular rail services into Central London, along with frequent local bus routes serving the area.



Total floor area 49.5 m² (532 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

Winterbourne Road, Thornton Heath

- First-Floor Maisonette
- Rear Garden
- Two-Bedroom
- Separate Kitchen
- Share of Freehold
- Within Easy Reach Of Thornton Heath And Selhurst Stations

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Feb 1988. 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

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH114654](https://www.barnardmarcus.co.uk/Property/THH114654)



Property Ref:
THH114654 - 0004

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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