



barnard marcus

Bletchingley Close, Thornton Heath CR7 7HT

welcome to

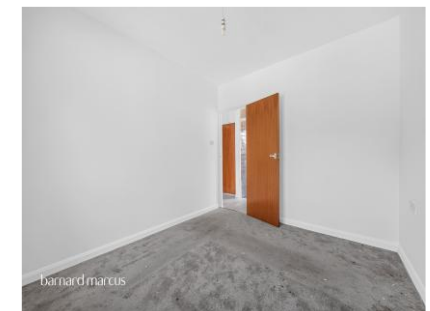
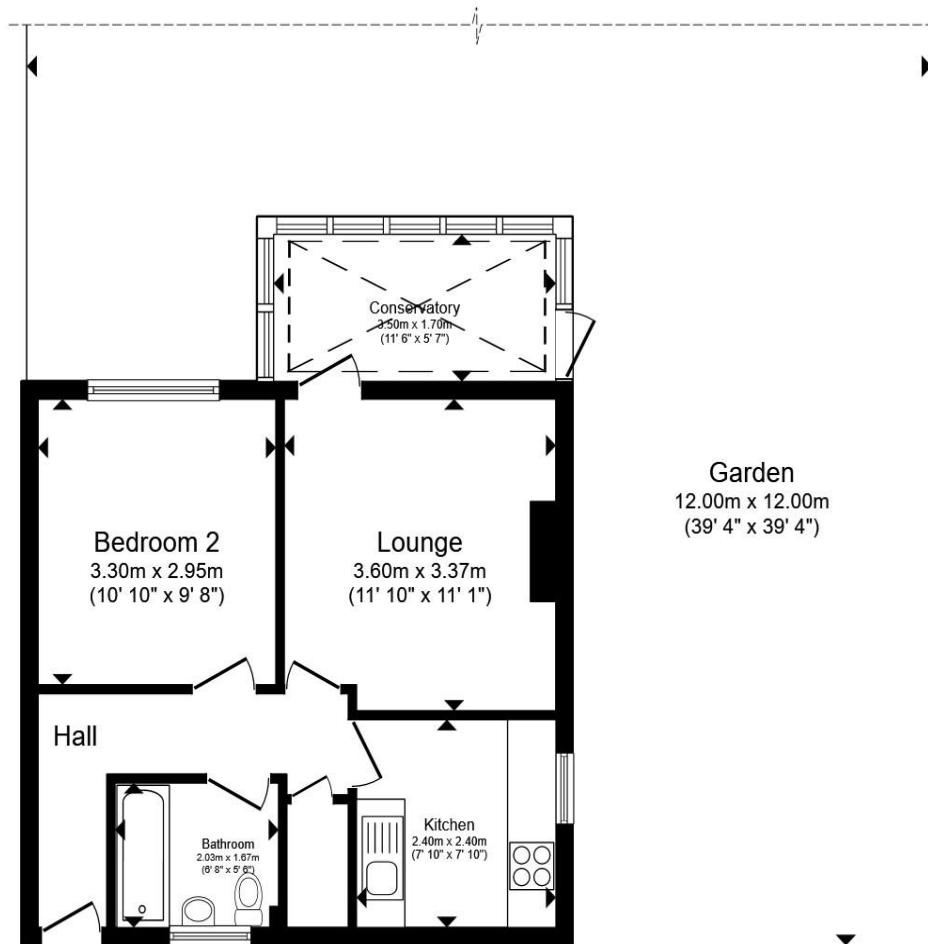
Bletchingley Close, Thornton Heath

A one-bedroom retirement bungalow for the over-60s with a conservatory, private garden and allocated parking. Benefiting from an on-site warden, emergency pull-cord system and communal gardens. Offered with no onward chain. Situated within a highly regarded retirement development exclusively for residents aged 60 and over, this one-bedroom bungalow offers a wonderful balance of independence, security and community living. The accommodation comprises an entrance hall, fitted kitchen with a range of wall and base units, a spacious lounge, a double bedroom and a bathroom fitted with a white suite. The bright conservatory provides valuable additional living space and enjoys views across the private rear garden, creating an ideal place to relax throughout the year. Externally, the property benefits from a generous enclosed rear garden with patio areas and low-maintenance planting, perfect for enjoying the outdoors. Residents also have access to attractive communal gardens and seating areas, creating a welcoming environment and strong sense of community. Additional benefits include allocated residents' parking, an on-site warden and an emergency pull-cord system, offering reassurance and support when required. The property is offered with no onward chain, making it an ideal choice for those looking to move with minimal delay.



Conveniently situated within easy reach of local shops, supermarkets, healthcare facilities and other everyday amenities, the property enjoys an excellent position for retirement living. Regular bus services connect the area with surrounding towns and shopping centres, while nearby parks and green spaces provide pleasant opportunities for leisurely walks and relaxation. A variety of community centres, social clubs and local groups can be found nearby, offering residents a range of activities and opportunities to socialise. Combined with the friendly atmosphere of the development itself, this creates a wonderful environment for those looking to enjoy an active and fulfilling retirement.

Agents Note: "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 45.8 m² (493 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

Bletchingley Close, Thornton Heath

- Retirement development
- Residents aged 60 and over
- One-bedroom bungalow
- Conservatory
- On-site warden and emergency pull-cord system
- Allocated residents' parking and communal gardens
- Private rear garden
- No onward chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 2615.52

Ground Rent: 30.00

This is a Leasehold property with details as follows; **Term of Lease 125 years from 29 Sep 1987**. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114982



Property Ref:
THH114982 - 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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