

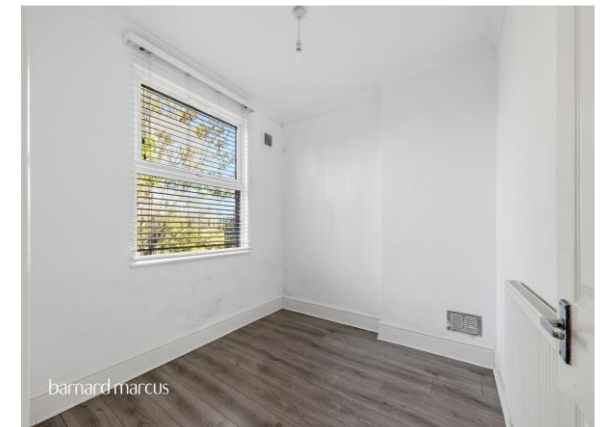


Brigstock Road, Thornton Heath CR7 7JD

welcome to

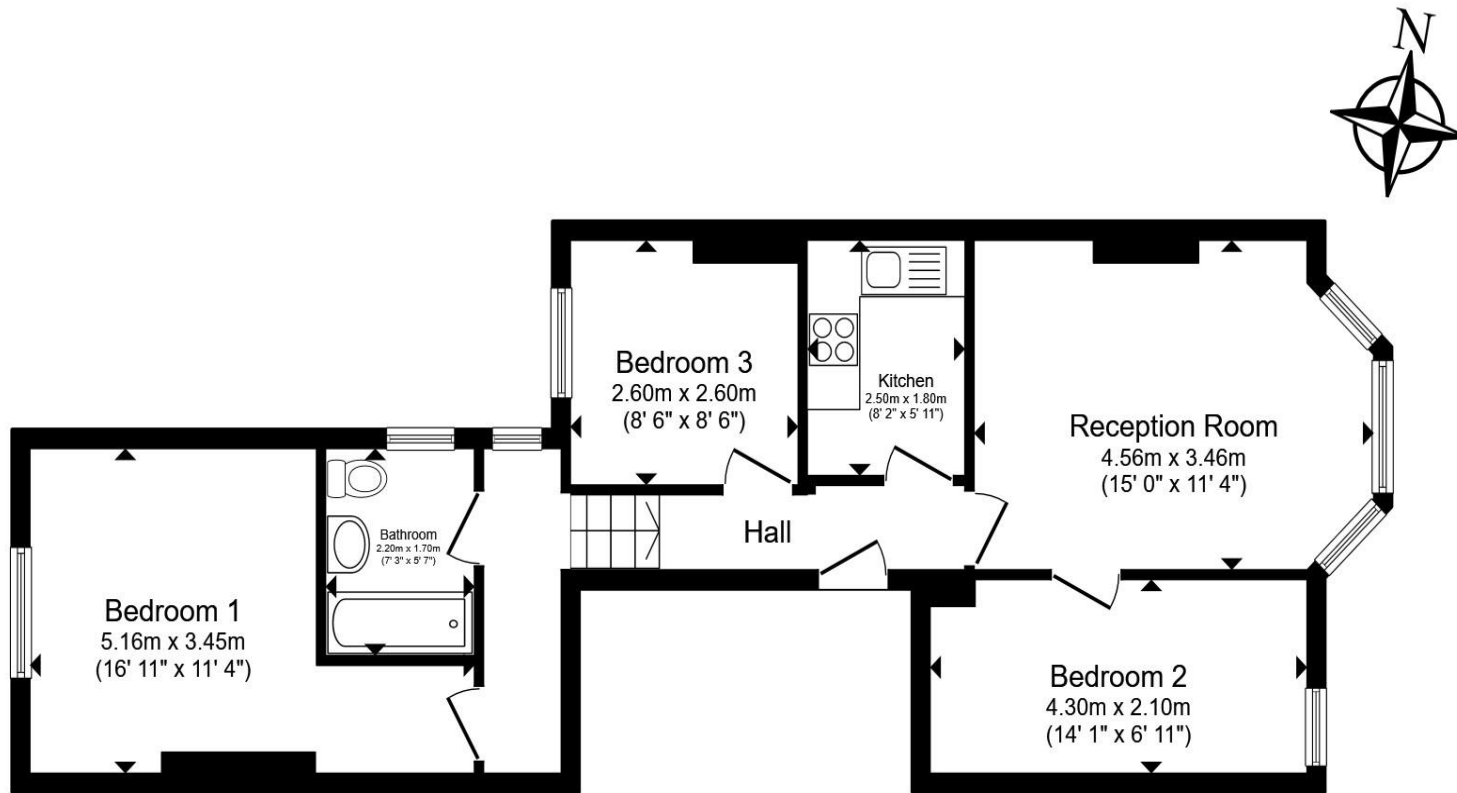
Brigstock Road, Thornton Heath

Spacious three-bedroom flat offering over 660 sq ft of well-presented accommodation, featuring a bright reception room, modern kitchen and bathroom, and available with no onward chain. Located on Brigstock Road, this well-proportioned three-bedroom flat offers comfortable and versatile living space, ideal for first-time buyers, upsizers or investors alike. The accommodation comprises a generous reception room filled with natural light, a separate fitted kitchen, three well-sized bedrooms, and a modern bathroom suite, all arranged over approximately 661 sq ft. The property is presented in clean, neutral condition throughout, allowing a purchaser to move straight in while still offering scope to personalise. The property further benefits from being offered to the market with no onward chain, ensuring a smooth and straightforward purchase. Brigstock Road is well positioned for access to Thornton Heath and surrounding transport links, offering regular services into Central London and beyond. A variety of local shops, amenities and schools are close by, while nearby green spaces and parks provide excellent options for outdoor leisure and recreation.



Agents Note: Please note that there is limited information available regarding lease charges (Service charge/Ground rent), parking, utilities, restrictions, and alterations (NSELAT). Prospective buyers are advised to carry out their own due diligence or consult with their solicitor to clarify these aspects.

Agents Note: We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



Total floor area 61.4 m² (661 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

Brigstock Road, Thornton Heath

- Three well-proportioned bedrooms
- Bright and spacious reception room
- Separate fitted kitchen
- Modern bathroom suite
- Approximately 661 sq ft of accommodation
- No onward chain

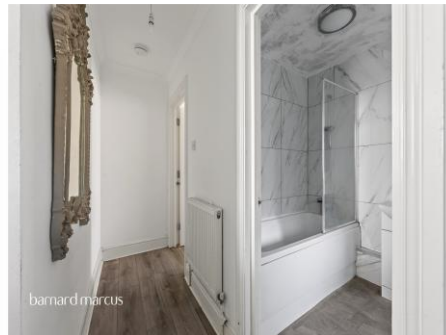
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH114770](https://www.barnardmarcus.co.uk/Property/THH114770)



Property Ref:
THH114770 - 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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