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Silchester Court, London Road, Thornton Heath CR7 6JD

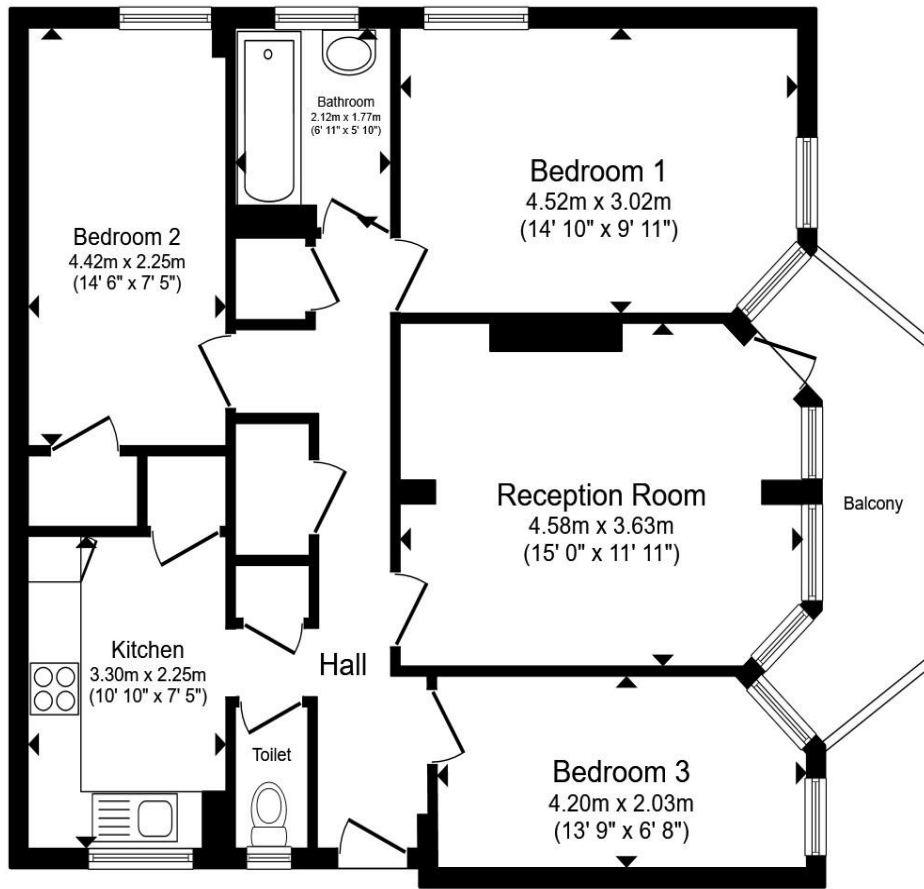


welcome to

Silchester Court London Road, Thornton Heath

Situated on the third floor of the well-maintained Silchester Court development, this chain-free, spacious three-bedroom apartment offers approximately 814 sq. ft. of accommodation and is ideal for first-time buyers, families or investors. The property features a bright and generously sized reception room with access to a private balcony, a separate fitted kitchen, three well-proportioned bedrooms, a family bathroom, separate WC and ample built-in storage throughout. The apartment benefits from good natural light and a practical layout, with the principal and second bedrooms both offering excellent proportions. The private balcony provides a pleasant outdoor space, while the development enjoys a convenient position on London Road. Silchester Court is ideally located for Thornton Heath and West Croydon stations, offering excellent connections into Central London. A wide range of local shops, supermarkets and amenities are within easy reach, together with several well-regarded schools and nurseries. The area is also served by regular bus routes and nearby green spaces, making it a popular choice for commuters and families alike.





Third Floor



Total floor area 75.7 m² (814 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

Silchester Court London Road, Thornton Heath

- Spacious Three Bedroom Apartment
- Approx. 814 Sq. Ft. of Accommodation
- Private Balcony
- Bright & Generous Reception Room
- Separate Fitted Kitchen
- Convenient Location for Transport & Schools
- NO CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2500.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114883



Property Ref:
THH114883 - 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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