



St. Christophers Gardens, Thornton Heath CR7 7NS

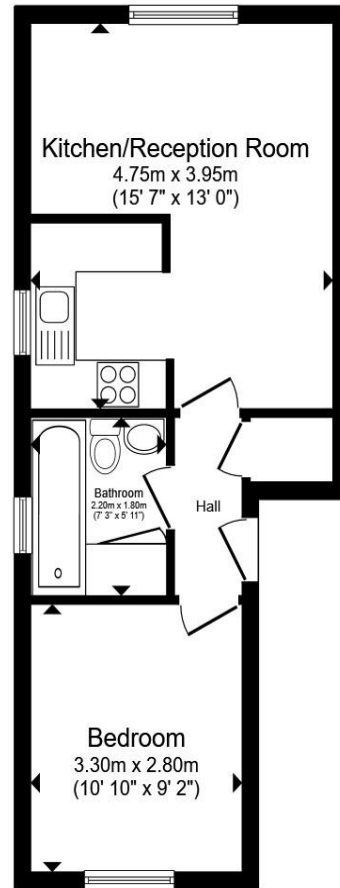
welcome to

St. Christophers Gardens, Thornton Heath

Situated on the ground floor of a well-maintained purpose-built development, this spacious one-bedroom apartment presents an excellent opportunity for first-time buyers and investors alike. Offered chain free, the property benefits from a share of freehold, a recently extended lease with over 900 years remaining, peppercorn ground rent, and an allocated parking space. Offering approximately 388 sq. ft. of accommodation, the property features a bright open-plan kitchen/reception room, a generous double bedroom, modern bathroom and useful hallway storage. The open-plan living space provides a comfortable area for both relaxing and entertaining, whilst the fitted kitchen offers a range of wall and base units with integrated cooking facilities. The well-proportioned double bedroom benefits from a pleasant outlook and ample space for bedroom furniture. The bathroom is fitted with a white suite comprising a bath with shower attachment, wash hand basin and WC. The property is presented in good decorative order and further benefits from double glazing, electric heating, well-maintained communal grounds and allocated parking. St. Christophers Gardens is a quiet development conveniently located for the amenities of Thornton Heath and Croydon, with a range of shops, supermarkets, cafés and everyday conveniences close by. Thornton Heath Station provides regular services into London Victoria and London Bridge, while numerous bus routes offer excellent local connections. Residents can also enjoy nearby green spaces including Grangewood Park, Thornton Heath Recreation Ground and Duppas Hill Park, with a selection of local nurseries and schools within easy reach,



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.



Ground Floor



Total floor area 36.0 m² (388 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

St. Christophers Gardens, Thornton Heath

- Ground floor purpose-built apartment
- Spacious one double bedroom
- Chain free
- Share of freehold
- 900+year lease with low charges
- Allocated parking space
- Well maintained communal gardens
- Ideal first-time purchase or buy-to-let investment

Tenure: Leasehold EPC Rating: **D**

Council Tax Band: **A** Service Charge: **1185.15**

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 10 Jul 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180, 000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114775



Property Ref:
THH114775 - 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.

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barnard marcus



020 8683 0190



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton Heath, Surrey, CR7 7HW



barnardmarcus.co.uk