



Bletchingley Close, Thornton Heath CR7 7HT

welcome to

Bletchingley Close, Thornton Heath

Bright one-bedroom retirement bungalow for over-60s, set in a peaceful warden-assisted development with spacious living, separate kitchen, and beautiful communal gardens. Chain-free. Set within a well-maintained and exclusive warden-assisted development, this charming one-bedroom ground floor retirement bungalow offers a perfect blend of comfort, security, and independence for residents aged 60 and over. Thoughtfully laid out across approx. 431 sq ft, the home features a generous double bedroom, a bright and welcoming reception room, and a well-appointed bathroom. The separate kitchen/breakfast room provides a practical and sociable space, ideal for everyday living and casual dining. Surrounded by beautiful communal gardens, the property benefits from a friendly and supportive community, complete with an on-site warden and emergency pull cord system for added peace of mind. Located in a quiet residential setting, this home is offered to the market with no onward chain, making it an ideal opportunity for those looking to downsize or enjoy independent living with support close at hand.



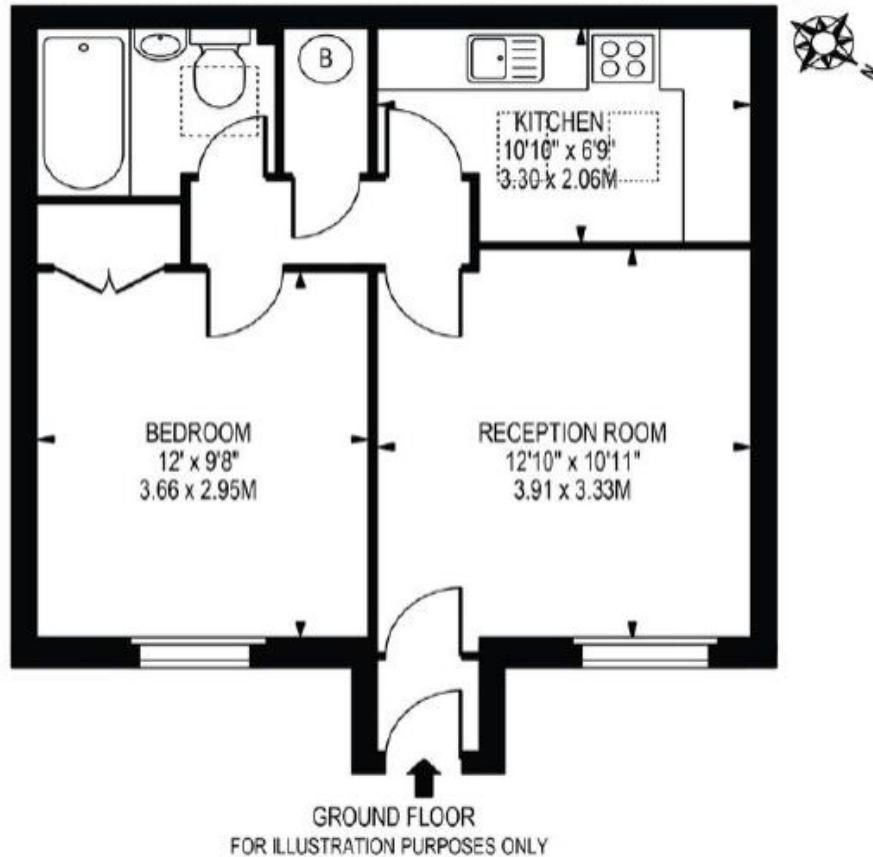
****Virtual staging has been applied to some images for visualization****

Ground Rent: £60, 6-monthly (£120 per annum)

Service Charge: £209.52, monthly (£2514.24 per annum)

BLETCHINGLEY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 431 SQ FT - 40.06 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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- Exclusively for the over 60's
- Double bedroom
- Communal grounds
- Charming bungalow
- Private development
- No onward chain
- Virtual staging has been applied to some images

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2514.24

Ground Rent: 120.00

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.

£115,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114258



Property Ref:
THH114258 - 0008

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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