



barnard marcus

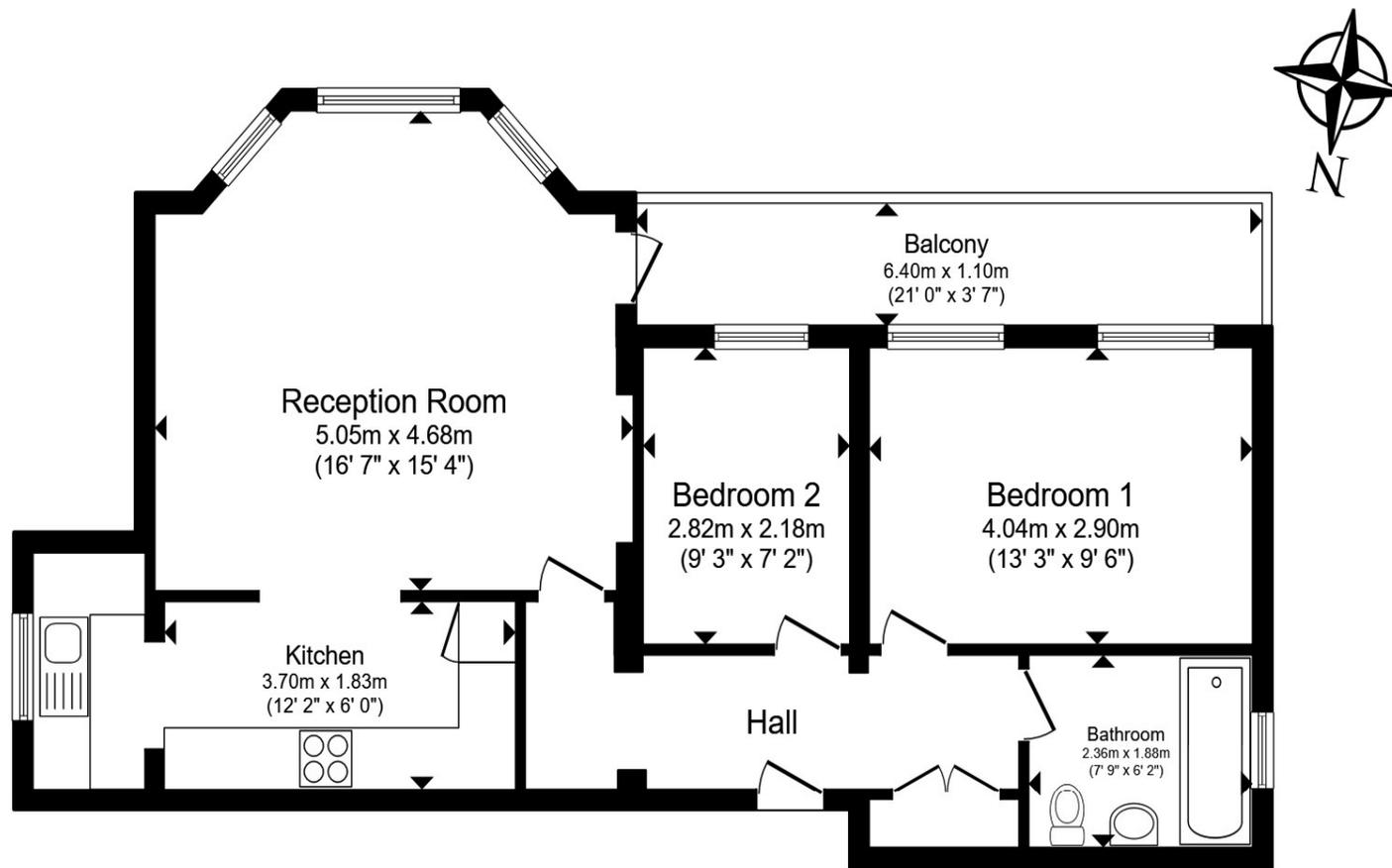
**Thanscroft Court Selborne Road, Croydon CR0 5JQ**

  
barnard  
marcus

**welcome to**  
**Thanescroft Court Selborne Road, Croydon**

An immaculate 2 bedroom period conversion - full of natural light in a prime location.





## Ground Floor

Total floor area 64.3 m<sup>2</sup> (692 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](http://www.propertybox.io)



Set within an impressive period conversion in the highly sought-after Park Hill area, this beautifully presented two bedroom upper ground floor apartment offers bright and spacious accommodation and is offered to the market chain free.

Upon entering the property, a welcoming hallway leads to two well-proportioned bedrooms, both benefitting from large windows that allow plenty of natural light. Further along the hallway is a spacious and well appointed bathroom.

To the front of the property is a stunning and generously sized reception room, featuring a beautiful bay window with floor-to-ceiling sash windows that create a bright and airy feel. The reception room provides direct access to a private balcony/terrace and flows into a modern fitted kitchen with a useful utility area.

The property is presented in excellent condition throughout and further benefits from residents' parking and visitor parking.

Ideally located in Park Hill, the property is just a short walk from East Croydon Station and close to popular local schools including Park Hill Primary, as well as highly regarded schools such as Whitgift and Trinity.

welcome to

## Thanscroft Court Selborne Road, Croydon

- 2 Bedrooms
- Allocated parking
- CHAIN FREE
- Period conversion
- Floor to ceiling sash windows
- Excellent condition
- Private balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1189.16

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £335,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113326](https://www.barnardmarcus.co.uk/Property/CRY113326)



Property Ref:  
CRY113326 - 0003

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.



barnard marcus



**020 8680 9226**



[Croydon@barnardmarcus.co.uk](mailto:Croydon@barnardmarcus.co.uk)



50 Lower Addiscombe Road, Croydon, Surrey,  
CR0 6AA



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**