



**Brookside Court, Brigstock Road, Thornton Heath CR7 7JB**

**welcome to**

## **Brookside Court Brigstock Road, Thornton Heath**

Introducing a charming ground-floor conversion ideally positioned just a short stroll from Thornton Heath train station, excellent bus links, and the vibrant High Street. Offered with the added advantage of an extended lease on completion, this well-presented home is sure to attract first-time buyers and investors alike. Neutrally decorated and deceptively spacious, the property features two generous double bedrooms, a modern bathroom, a bright and welcoming lounge-diner, and a separate well-appointed kitchen. One of the standout highlights is the private garden, perfect for relaxing, entertaining, or creating your own outdoor oasis. The property is exceptionally well-connected, with Thornton Heath train station just a short walk away, offering Southern and Thameslink services, and numerous nearby bus routes including the 50, 198, 250 and 450 providing easy links across Croydon, Streatham and beyond. With no onward chain, this is a fantastic opportunity for a busy commuter or anyone looking for a ready-to-move-into home in a convenient location.



### **Agents Note: Lease Disclaimer**

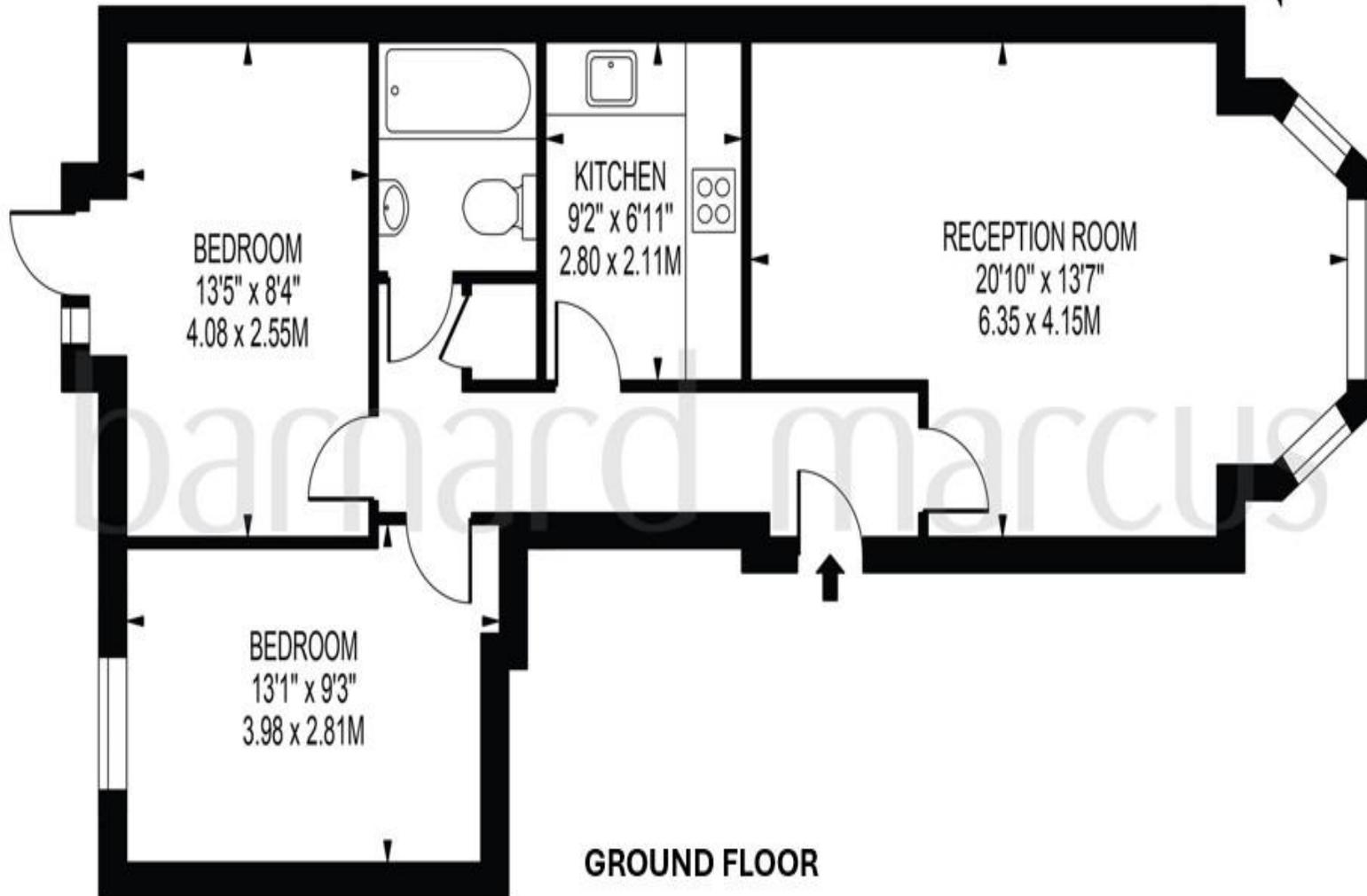
Please be aware the current owners have agreed to re-new the lease as apart of the sale, the lease will be 969 years on completion with a ground rent of a peppercorn.

### **Agents Note: Staircase**

L&Q have advised that they would be prepared to staircase a purchase transaction to enable 100% Leasehold ownership on completion. This would mean that any potential purchaser would buy the vendors 45% share plus the remaining 55% share of the property from L&Q. The advertised price is for the 100% Leasehold. Service Charge is £1991.64 per annum. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

# BROOKSIDE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 666 SQ FT - 61.91 SQ M



## GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.

welcome to

## Brookside Court Brigstock Road, Thornton Heath

- **\*\*Lease of 969 years on completion\*\***
- Two-Double Bedrooms
- Walking Distance To Thornton Heath Train Station & High Street
- Private Garden
- No Onward Chain
- Shared Ownership, 100% Staircase Purchase

Tenure: Leasehold EPC Rating: D

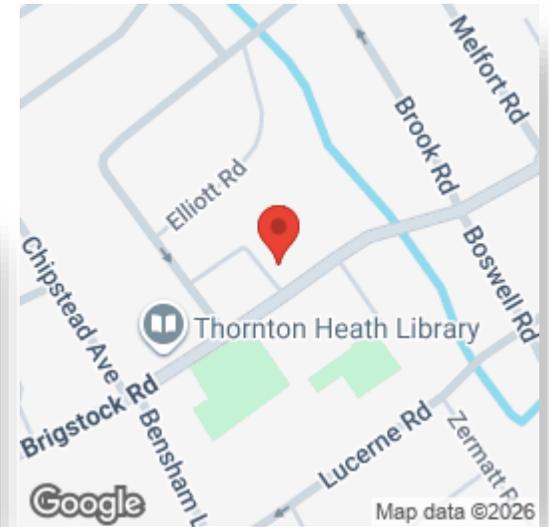
Council Tax Band: C Service Charge: 2388.12

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Feb 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114735](https://www.barnardmarcus.co.uk/Property/THH114735)



Property Ref:  
THH114735 - 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.

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