



**Mersham Road  
Thornton Heath  
Surrey  
CR7 8NW**

**Guide Price £199,000**

**bettermove**

# Mersham Road Thornton Heath

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £199,000 \* BIDDING STARTING SOON \* FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [BETTERMOVE.CO.UK/ONLINE-AUCTIONS](https://www.bettermove.co.uk/online-auctions)

For sale by online auction.

Guide Price £199,000.

A leasehold residential property.

Bettermove are pleased to present this charming two bedroom ground floor maisonette in Thornton Heath, available with no forward chain - welcoming cash buyers only.

The property is leasehold with 42 years remaining on the lease - fees to extend this can be discussed with Bettermove. The ground rent is £160 per year and there is no service charge payable.

The interior of this spacious property, which requires some modernisation, consists of a bay fronted living room, separate fitted kitchen, two bedrooms with a family bathroom and separate WC. The property boasts a small enclosed yard to the front and private rear garden, perfect for enjoying the summer months.

Located in the popular area of Thornton Heath, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from Thornton Heath, Crystal Palace, Norwood Junction and Selhurst rail stations, the A23 and local bus routes.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

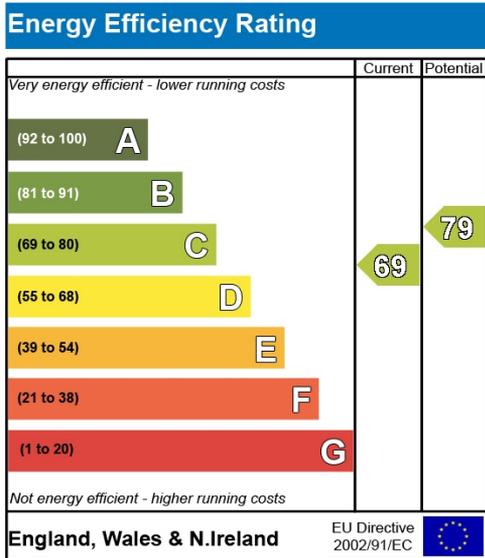


GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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