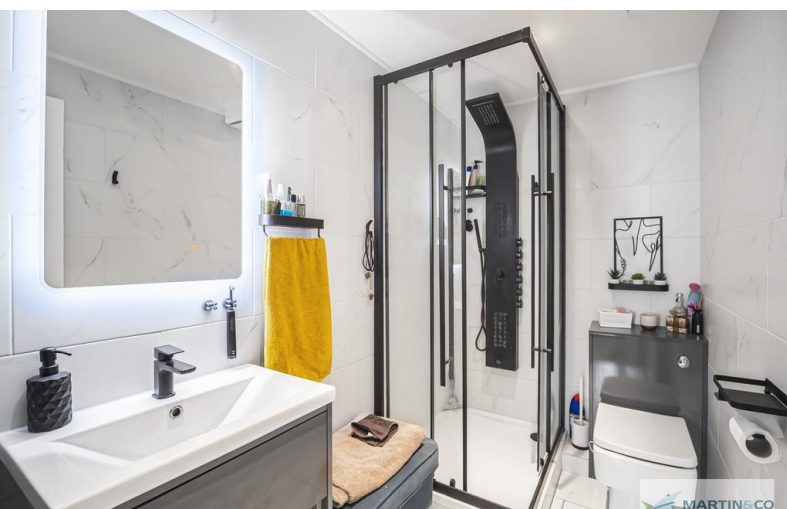


FOR SALE



Birdhurst Road, South Croydon

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £315,000

MARTIN&CO



Birdhurst Road, South Croydon

Asking Price Of £315,000

- Superb Second Floor Flat
- 2 Bedroom & 2 Bathrooms
- 24' Open-Plan Living Space
- Smart Fitted Kitchen Area
- Stunning En-Suite Shower Room
- Allocated Underblock Parking
- Very Long Lease

Step into modern living with this stunning, bright, and spacious two-bedroom, two-bathroom apartment.

Perfectly located near South Croydon Station and Lloyd Park Tramlink, it's deal for first-time buyers and investors. This second-floor gem offers twenty four feet of open-plan living, featuring a sleek, contemporary kitchen with luxurious granite countertops. The generously sized main bedroom boasts chic a ensuite bathroom with matt-black fittings. There's also a well-sized second bedroom and three piece bathroom suite with a full bath.

Additional features include: gas heating, secure gated underground parking, and a tranquil communal garden.

Commuters will appreciate a variety of transport links within less than 10 minute's walk, and the proximity to South Croydon's vibrant shops, bars, and Restaurant Quarter.

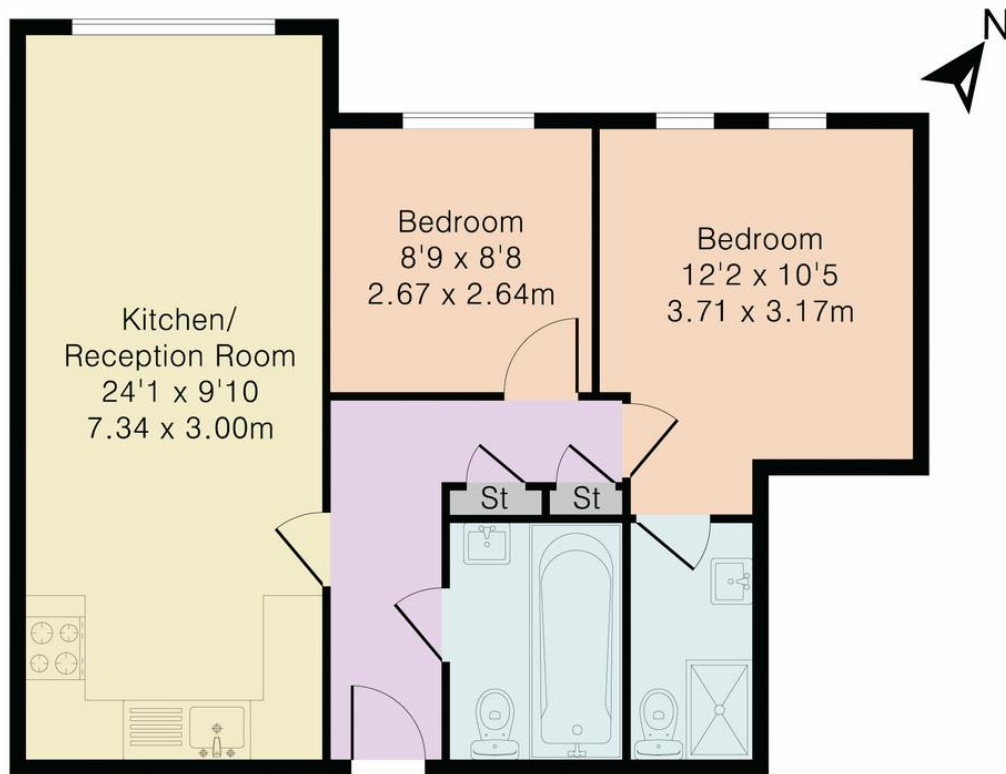
With a long lease and no onward chain, this move-in ready flat is a rare find.

Don't miss out-schedule a viewing today with Martin & Co Croydon!

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 595 sq ft – 55 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

