



Birdhurst Road, South Croydon CR2 7EB

Welcome to

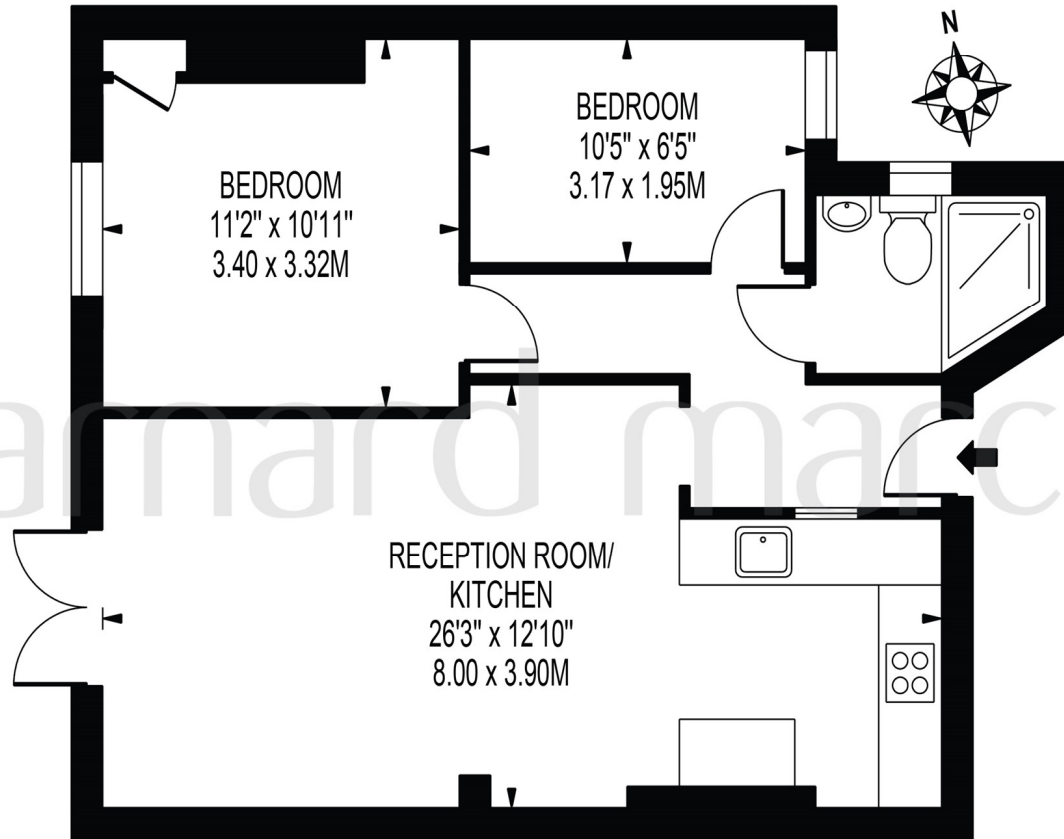
Birdhurst Road, South Croydon

An absolute gem of a 2 bedroom ground floor garden conversion apartment, with allocated parking and long lease. Located on the ever popular Birdhurst Road, within easy distance of South Croydon station, tram links and bus routes.



BIRDHURST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 589 SQ FT - 54.68 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.

An abundance of shops, bars and restaurants adorn the avenue of South End, as well as the lovely green space of Lloyd Park. The property has a allocated parking bay to front and aights from the ground floor, with an open plan kitchen/ reception room leading to a large private garden, 2 bedrooms, family bathroom and is launched to the open market with no upward chain.

Welcome to

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- 2 Bedrooms Ground Floor Garden Flat
- No Chain
- Large Private Garden
- Allocated Off Street Parking
- Close to Lloyd Park
- Good Transport Links

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 2006. 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

£310,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109021



Property Ref:
SCS109021 - 0004

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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