



**Birdhurst Road, South Croydon CR2 7EE**

**Welcome to**

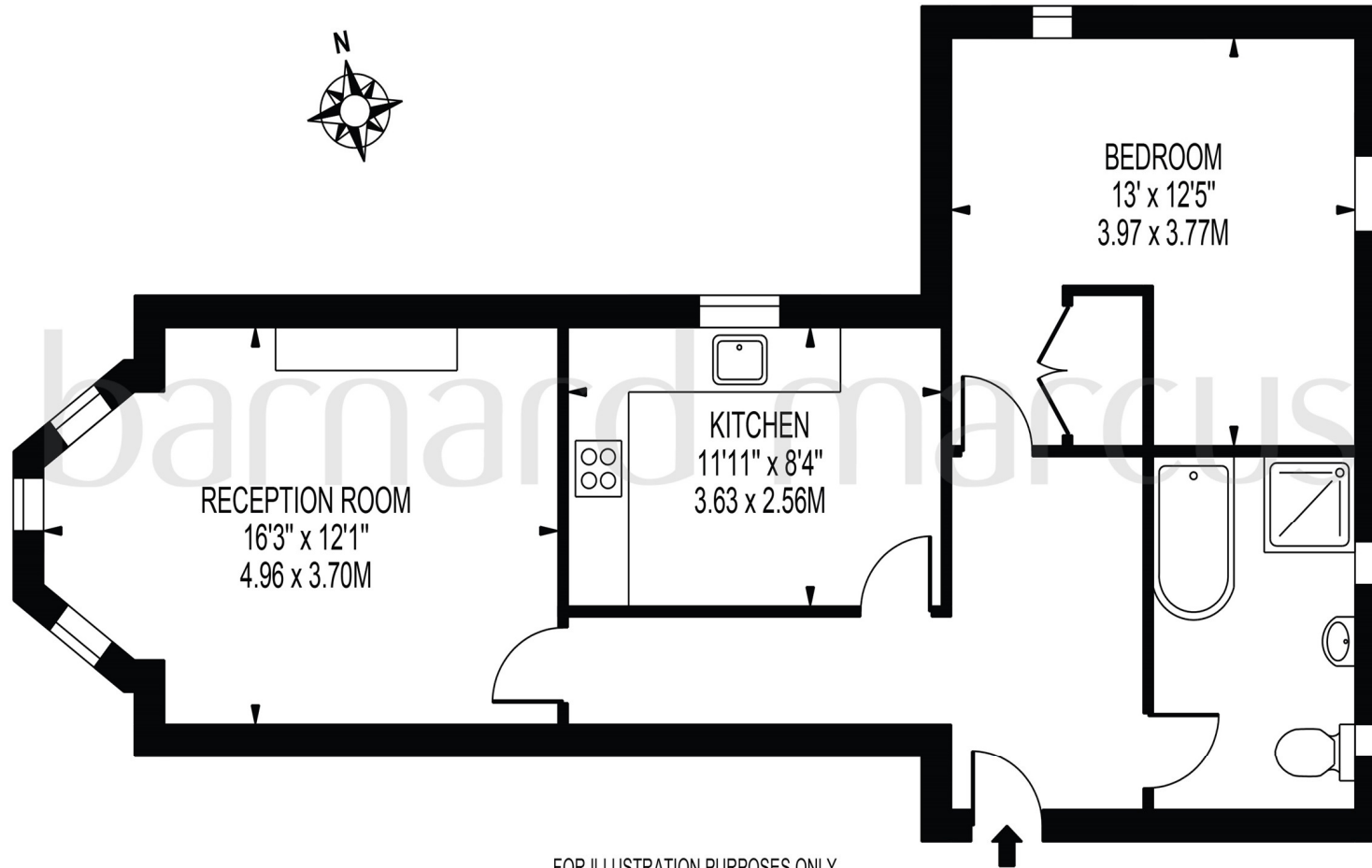
**Birdhurst Road, South Croydon**

If character, style and location is on your wish list for a 1 bedroom apartment, look no further than this fantastic ground floor character conversion flat located in the ever popular Birdhurst Road which is within easy distance of South Croydon train station, tram links, bus route.



# BIRDHURST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 646 SQ FT - 60.03 SQ M



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.

The property is close to the lovely green space of Lloyd Park and the gleaming metropolis of Croydon with its array of shopping malls, restaurants, bars and entertainment areas such as Box park and Fairfield Halls. The property comprises of a large entrance hallway, bay fronted reception with a centre piece fireplace, modern contemporary kitchen, bathroom and bedroom. There is a side door for ease to the communal garden, and the property is in excellent order throughout, as well as being offered to the open market with no upward chain, has a long lease and low costs, making this the perfect flat for first time buyers/investors alike.

## Welcome to

### Birdhurst Road, South Croydon

- 1 Bedroom Apartment
- No Chain
- Long Lease
- Good Transport Links
- Close to Shops, Bars and Restaurants

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2001. 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

# £275,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109059](https://barnardmarcus.co.uk/Property/SCS109059)



Property Ref:  
SCS109059 - 0002

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