



Stoneleigh Court, Birdhurst Rise, South Croydon CR2 7EG

welcome to

Stoneleigh Court Birdhurst Rise, South Croydon

A well-presented first-floor apartment in the sought-after Stoneleigh Court, ideally positioned on Birdhurst Rise in South Croydon.

This bright and spacious one-bedroom flat offers approximately 474 sq ft (44 sq m) of thoughtfully arranged accommodation. The generous reception room provides ample space for both living and dining, with direct access to a private balcony—perfect for relaxing or entertaining. The separate kitchen is well-proportioned and functional, while the double bedroom is complemented by built-in storage. A modern bathroom completes the layout.

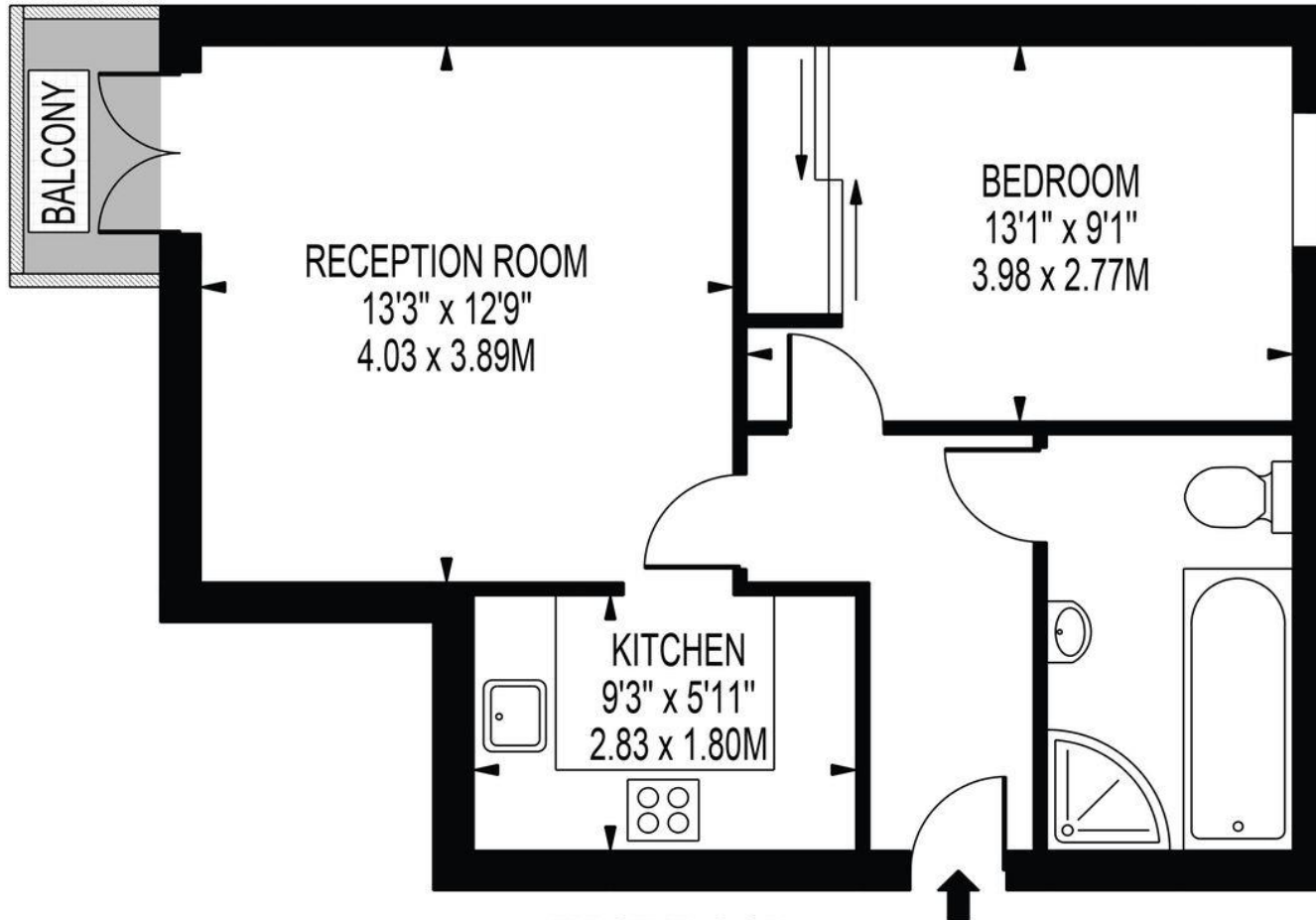
Residents benefit from beautifully maintained communal gardens, allocated parking, and the peace of mind of a secure entry system. The property is offered with no onward chain and boasts a long lease of approximately 102 years, making it an attractive option for both first-time buyers and investors.

Stoneleigh Court is ideally located for commuters, with South Croydon station just a short walk away, offering direct services to central London and beyond. Local bus routes and Tramlink connections further enhance accessibility. The area also benefits from a great selection of cafés, restaurants, shops, and green spaces, including Lloyd Park and Croham Hurst Woods—perfect for both convenience and leisure.



STONELEIGH COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 474 SQ FT - 44.00 SQ M



FIRST 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.
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Stoneleigh Court Birdhurst Rise, South Croydon

- Spacious one-bedroom
- Prime location
- Allocated Parking & Communal Gardens
- No Onward Chain
- 102 year lease
- Close to South Croydon Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1766.24

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 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

£250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109781



Property Ref:
SCS109781 - 0002

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