



barnard marcus

**Birdhurst Rise, South Croydon CR2 7ED**

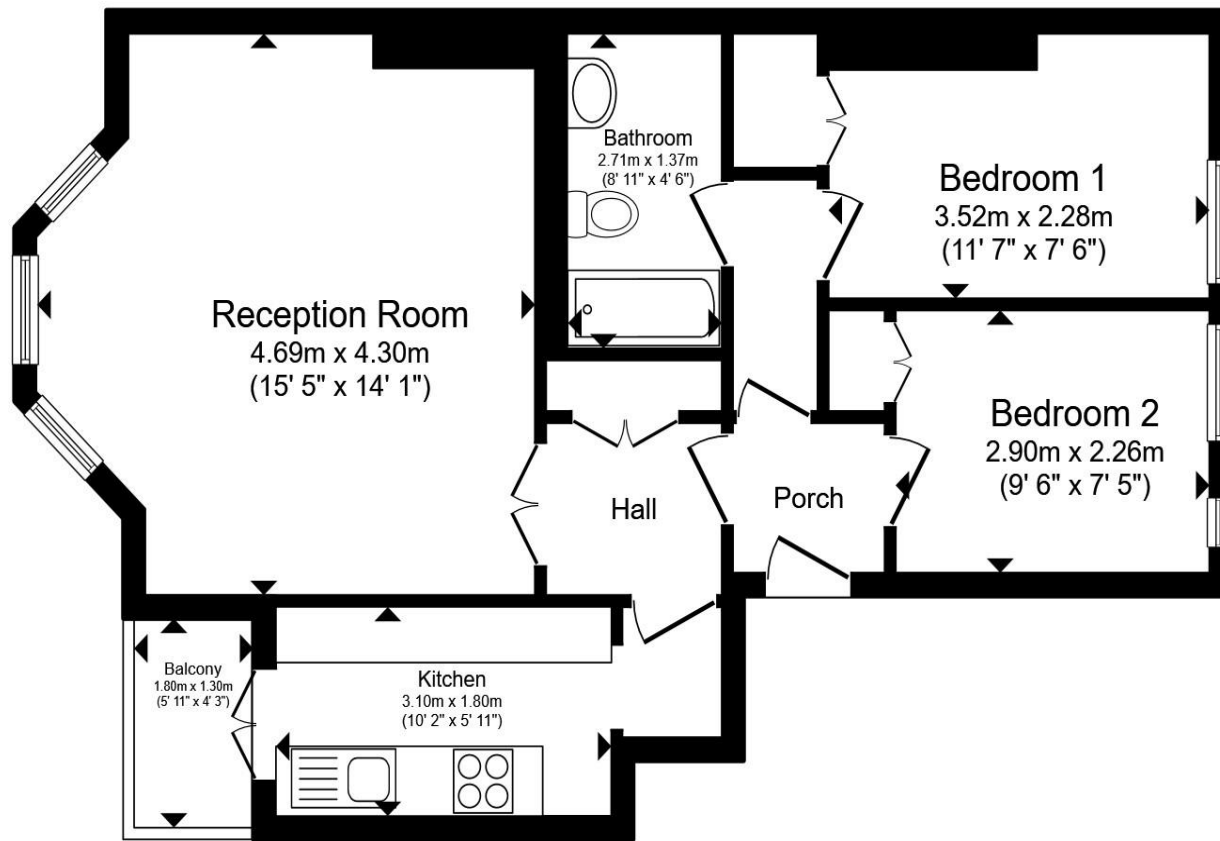


**welcome to**

## **Birdhurst Rise, South Croydon**

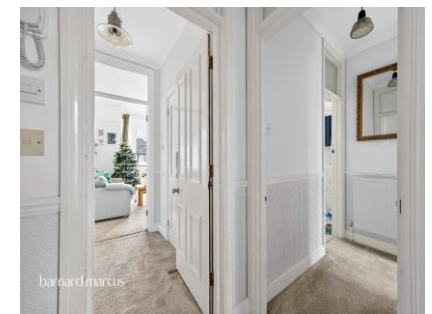
Barnard Marcus are delighted to present this stunning two-bedroom first-floor period conversion apartment, perfectly positioned on a picturesque, leafy, and tranquil road. This beautiful home boasts an abundance of character features, including soaring high ceilings, large sash-style windows that flood the space with natural light, and a stylish interior in excellent order throughout. The property offers a well-proportioned layout with a bright and airy living area, a separate modern kitchen with a classic checkerboard floor, and two generously sized bedrooms. The bathroom is sleek and contemporary, adding a touch of luxury to everyday living. Outside, you'll find allocated parking to the rear and access to a communal garden, ideal for relaxing or entertaining. With a long lease and a blend of period charm and modern convenience, this apartment is a rare find. Located within close proximity to South Croydon Station, Tramlink, and excellent bus routes, as well as the vibrant South End with its array of shops, bars, and restaurants, this property offers the perfect balance of peaceful living and urban connectivity.





Total floor area 56.3 m<sup>2</sup> (606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## **Birdhurst Rise, South Croydon**

- 2 Bedroom
- Close to Stations
- Allocated Parking
- Long Lease
- Good Transport Links

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 900.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109892](https://barnardmarcus.co.uk/Property/SCS109892)



Property Ref:  
SCS109892 - 0002

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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