

34 Birdhurst Road, South Croydon, CR2 7EA

£1,200 Per month

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MARRIOTT VERNON

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34 Birdhurst Road

South Croydon, CR2 7EA

- Well Presented One Bedroom Top Floor Flat
- Sought After Residential Location
- Modern Interiors
- Bright Reception Room
- Mezzanine Sleeping Area
- Well Equipped Kitchen
- Communal Garden with Option to Grow Own Vegetables
- Parking Space (Additional Cost £50pcm)
- Close to South Croydon Station
- Easy Access Shops and Parks



Marriott Vernon is delighted to present this well presented one bedroom top-floor conversion flat, set within an attractive Victorian property in a sought-after South Croydon location. The flat provides bright, well planned accommodation, including a reception room with access to a bonus mezzanine sleeping area with skylight window, a well equipped kitchen/diner and a modern shower room. Further features include access to a delightful communal garden with patio and wildflower area, as well as an option to grow your own vegetables in raised planters, plus a parking space (additional £50pcm charge).

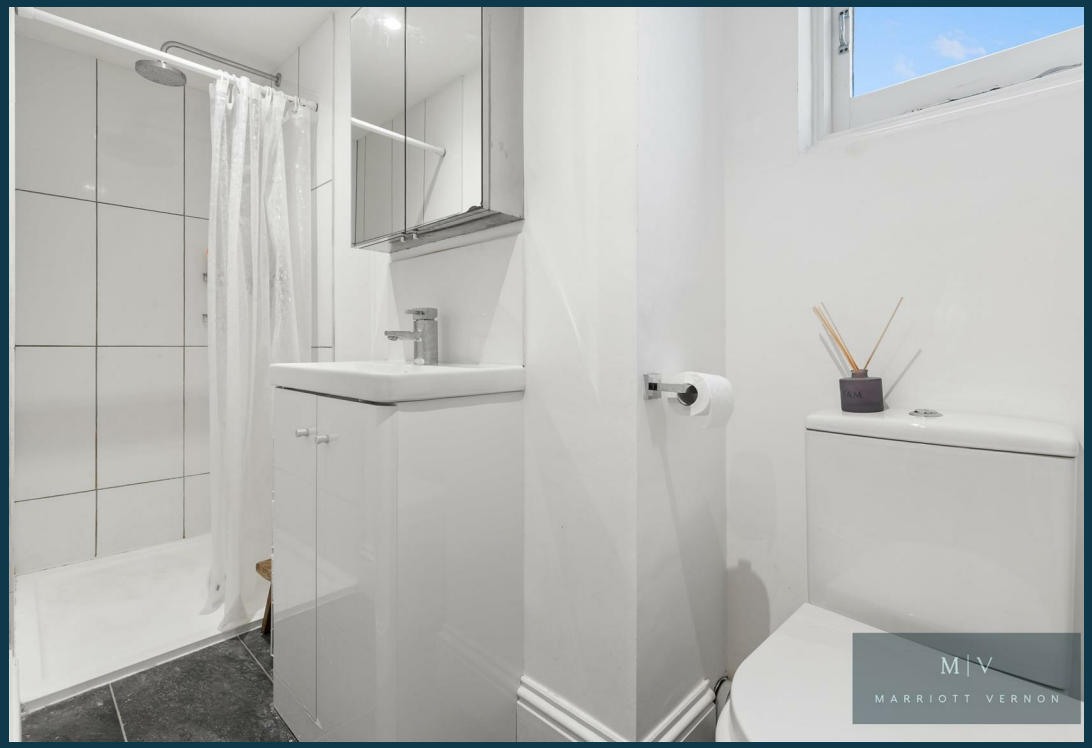
Ideally positioned just 0.5 miles from South Croydon station, the property offers fast and frequent services to London Bridge, London Victoria, Gatwick Airport and surrounding areas. East Croydon station, Tramlink services and Lloyd Park are also within easy reach. Croydon town centre provides extensive shopping, leisure and entertainment options, while South Croydon's renowned Restaurant Quarter offers an excellent choice of bars and eateries.

The advertised rent is exclusive of all utility bills. Unless otherwise stated, the tenant will be responsible for the payment of all utilities and outgoings associated with the property, including (where applicable) gas, electricity, water, council tax, broadband, TV licence, and any other service charges or subscriptions.
Holding Deposit: £276.92 (equivalent to one week's rent).
Security Deposit: £1,384.62 (equivalent to five weeks' rent).
Permitted payments under the Tenant Fees Act 2019 include rent, the holding deposit, the security deposit, payments for tenant-requested changes to the tenancy, early termination of the tenancy requested by the tenant, replacement of lost keys or security devices, interest on late rent (where applicable), and payments for utilities, communication services, TV licence and Council Tax where payable under the tenancy agreement.













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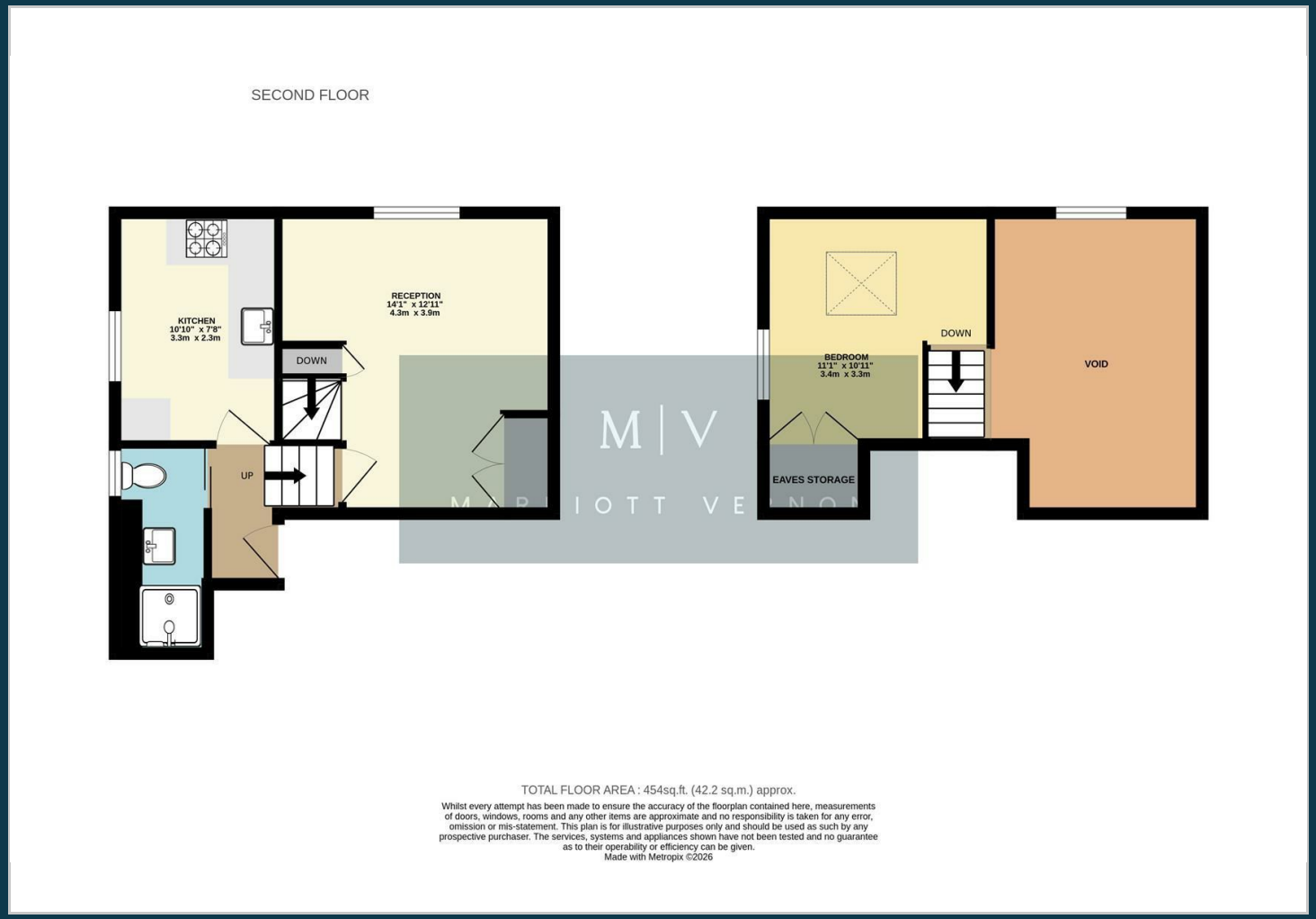
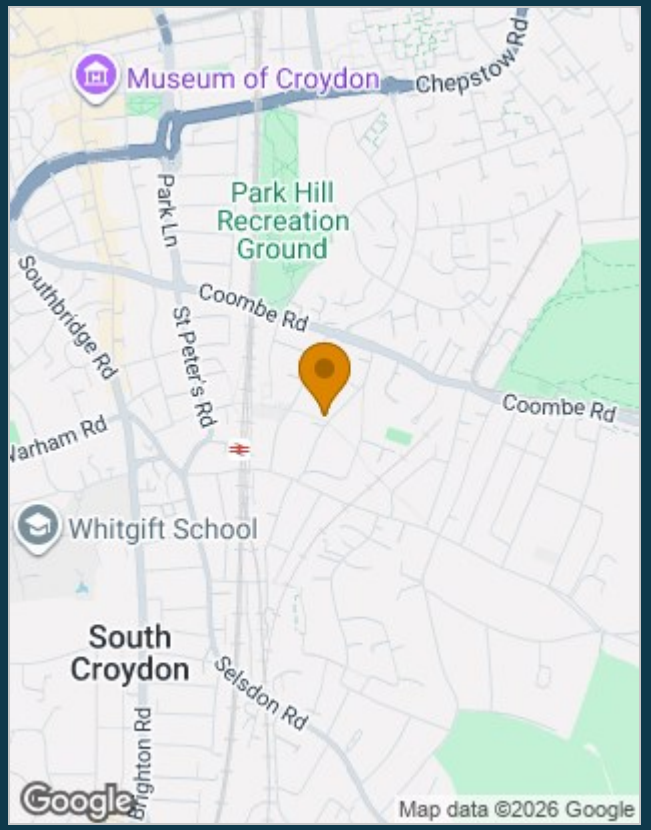
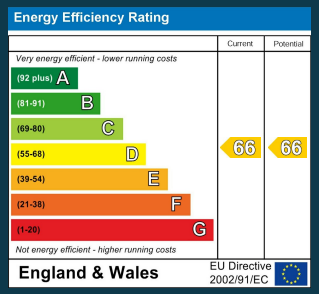
Floor Plans



Location Map





Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Bank House, 111 South End, Croydon, CR0 1BJ
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com