

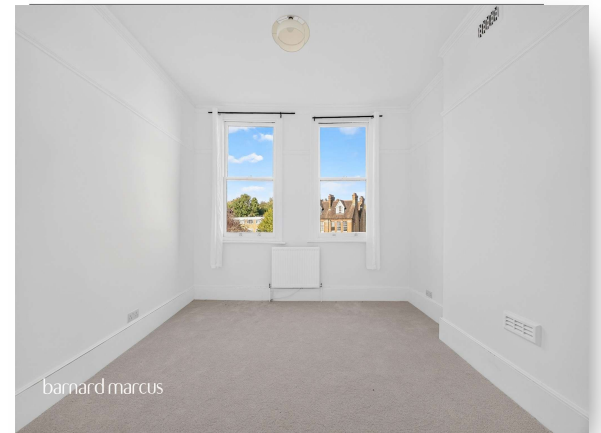


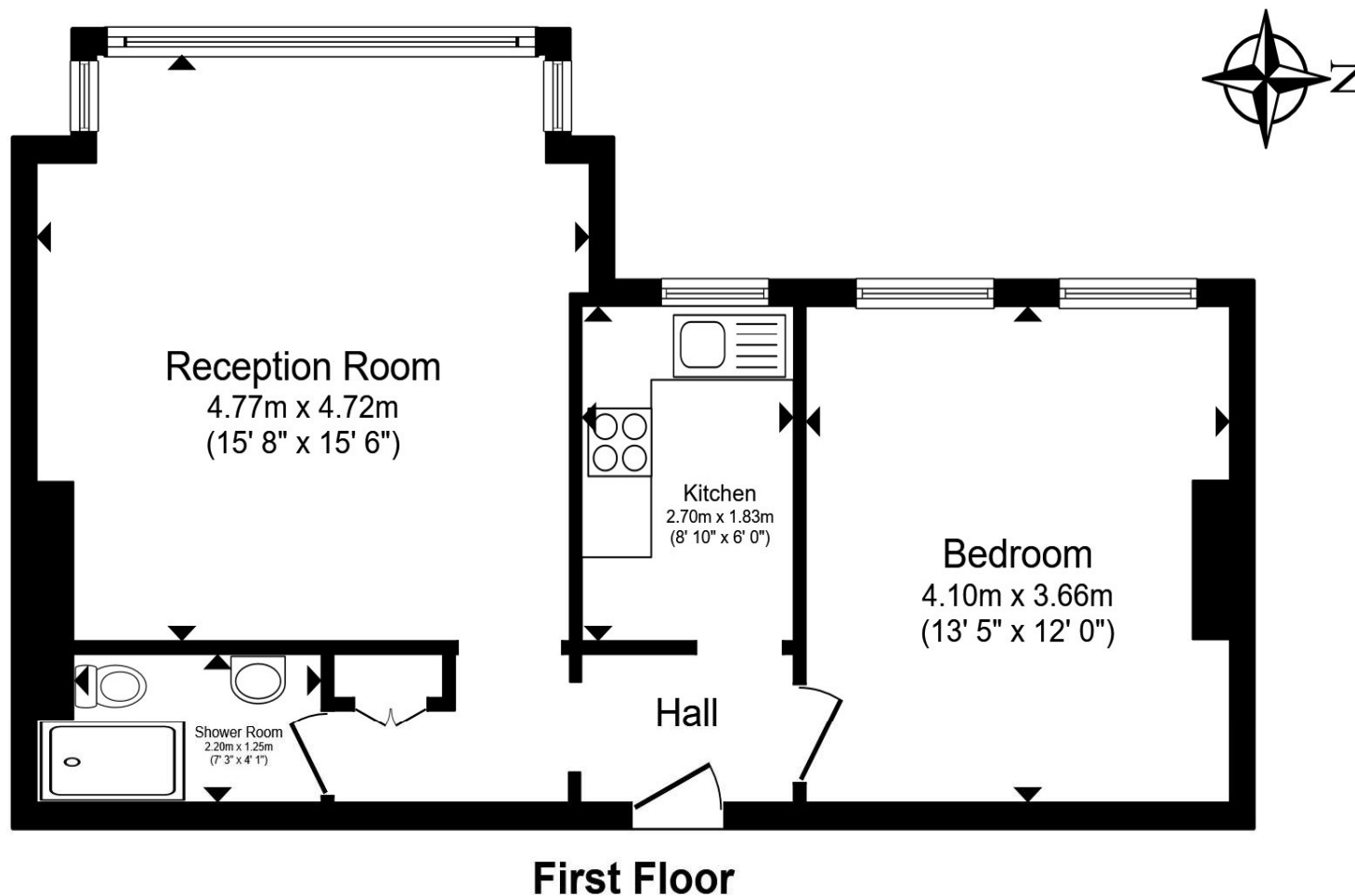
barnard marcus

Birdhurst Rise, South Croydon CR2 7EG

welcome to
Birdhurst Rise, South Croydon

Situated within an attractive and well-maintained development on the sought-after Birdhurst Rise, this bright and spacious one-bedroom first floor apartment offers an excellent opportunity for first-time buyers, downsizers and investors alike. Offered to the market chain free.





Total floor area 50.0 m² (538 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



The property benefits from allocated parking, additional residents' and on-street parking, and access to a communal garden.

The accommodation comprises a welcoming entrance hall leading to a generously sized reception room, flooded with natural light from large windows and providing ample space for both living and dining areas. The separate fitted kitchen offers a range of wall and base units with integrated appliances and practical worktop space. The double bedroom is well-proportioned and features a pleasant outlook, whilst the modern bathroom has been tastefully updated with a contemporary suite and quality fittings.

Presented in excellent decorative order throughout, the property enjoys a bright, neutral interior which allows any purchaser to move straight in and make it their own. Further benefits include ample storage and a well-managed communal environment.

Externally, residents can enjoy the communal gardens, ideal for relaxing during the warmer months. The property also benefits from an allocated parking space, together with additional residents' parking and unrestricted on-street parking for visitors.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and antimoney laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Birdhurst Rise, South Croydon

- Chain Free
- First Floor Apartment
- One Double Bedroom
- Spacious Reception Room
- Separate Fitted Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1089.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£215,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110288



Property Ref:
SCS110288 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



barnardmarcus.co.uk