

SOLD STC



Birdhurst Rise, South Croydon

1 Bedroom, 1 Bathroom, Top Floor Flat

Asking Price Of £230,000

MARTIN&CO



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- Top Floor Flat with Balcony
- Spacious Living Room
- Separate Kitchen
- Large Bathroom including Shower Enclosure

Enclosure

- Gas Heating
- Allocated Parking Space
- Close to South Croydon Station

First-time buyers and investors should hurry to see this inviting one-bedroom, top-floor purpose-built flat, superbly positioned in a quiet cul-de-sac in the sought-after area of South Croydon.

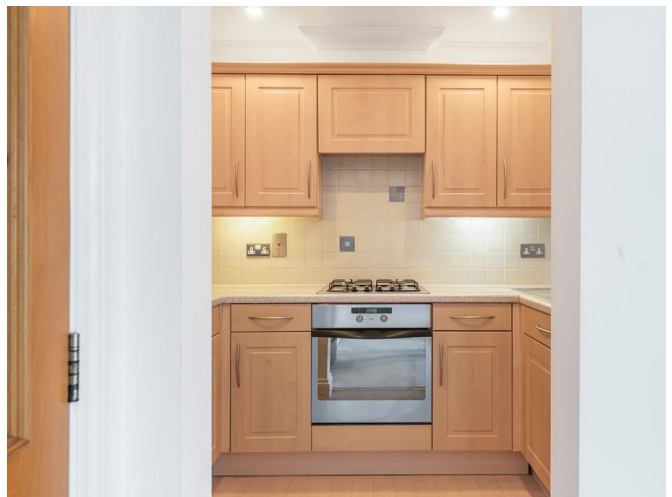
This accommodation affords an entrance hall, a generously sized lounge that opens onto a private balcony-perfect for morning coffee or unwinding after a long day, separate kitchen offering a practical and stylish space for meal preparation with ample storage and workspace, a proper double bedroom and the particularly spacious bathroom features both a bath and a separate shower enclosure, making it a real treat for both relaxing soaks and convenient weekday routines.

Further benefits include an allocated parking space which can be seen from the flat, for convenience and peace of mind, along with low-maintenance communal areas for easy living.

Set within a popular residential neighbourhood, this home is ideally situated just a short stroll from South Croydon station, placing central London within easy reach. Tramlink connections can also be found at Lloyd Park, less than a ten-minute walk away.

With no onward chain, this property is ready for immediate occupation. Contact Martin & Co Croydon today to arrange a viewing and truly appreciate the comfort, practicality, and desirable location on offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 485 sq ft - 45 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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