



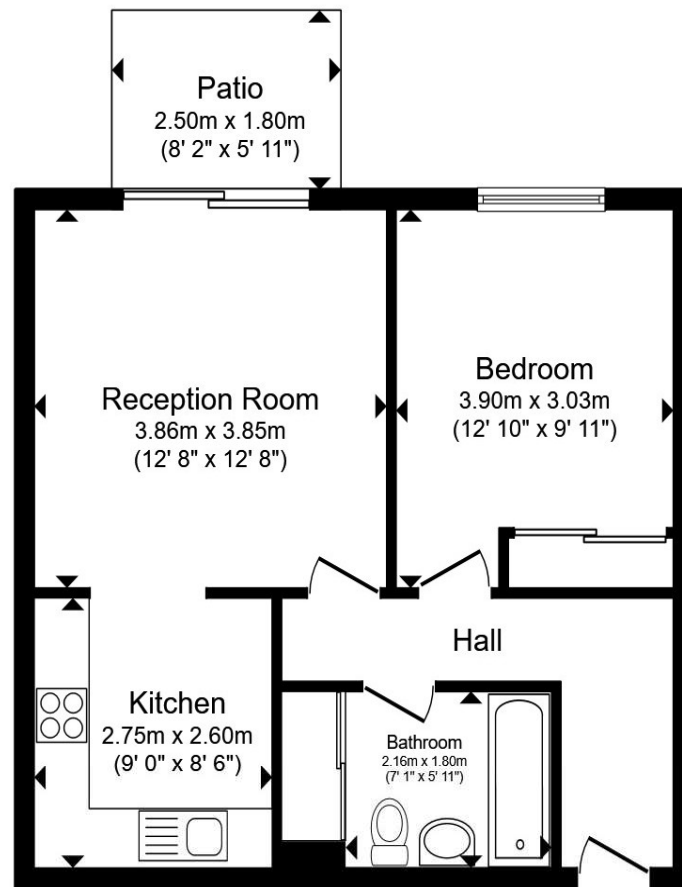
Birchend Close, South Croydon CR2 7DS

welcome to

Birchend Close, South Croydon

Situated on the Ground floor of a well-maintained purpose-built development, this bright and spacious one-bedroom apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a conveniently located home. Offered with allocated parking and a private patio area.





Ground Floor

Total floor area 46.8 m² (504 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 accommodation comprises a generous reception room measuring over 12ft in both dimensions, providing ample space for living and dining. Sliding doors lead directly onto a private patio, creating an ideal spot to enjoy outdoor seating and fresh air. The separate fitted kitchen offers a good range of wall and base units with plenty of worktop space, making it both functional and well-suited to everyday use.

The double bedroom is well-proportioned and benefits from a built-in storage cupboard, while the bathroom is fitted with a white suite including a panelled bath with shower attachment, wash hand basin and WC. An entrance hall with additional storage completes the accommodation.

Externally, residents enjoy well-kept communal grounds together with the added convenience of an allocated parking space. Birchend Close is ideally positioned in South Croydon, offering excellent access to local shops, restaurants and everyday amenities. South Croydon and Purley Oaks stations are within easy reach, providing regular rail services into London Bridge, Victoria and Clapham Junction, making the property particularly appealing to commuters.

The area is well-served by a range of highly regarded schools and benefits from easy access to several green open spaces, including Lloyd Park, Croyham Hurst Woods and Purley Way Playing Fields, providing excellent opportunities for walking, recreation and outdoor leisure. South Croydon's popular restaurant quarter and Croydon town centre are also within convenient reach.

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

Birchend Close, South Croydon

- One-bedroom apartment
- Well-maintained communal grounds
- Spacious reception room
- Separate fitted kitchen
- Private patio area

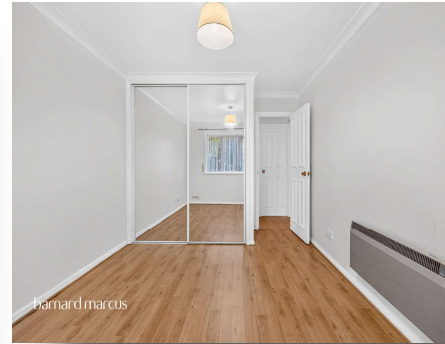
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1195.84

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 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.

£215,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110253



Property Ref:
SCS110253 - 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.

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