

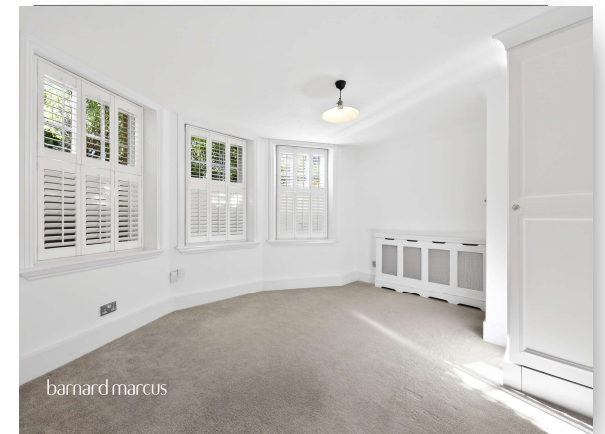
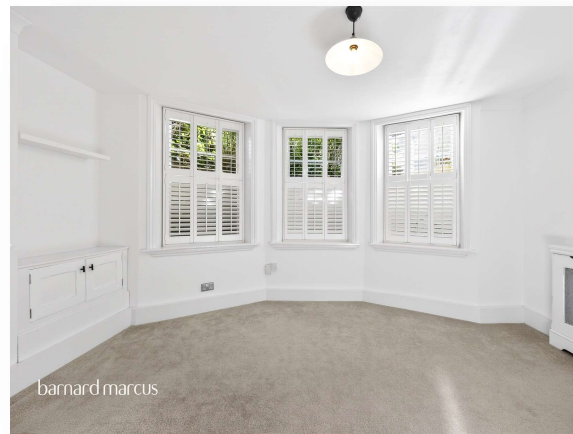
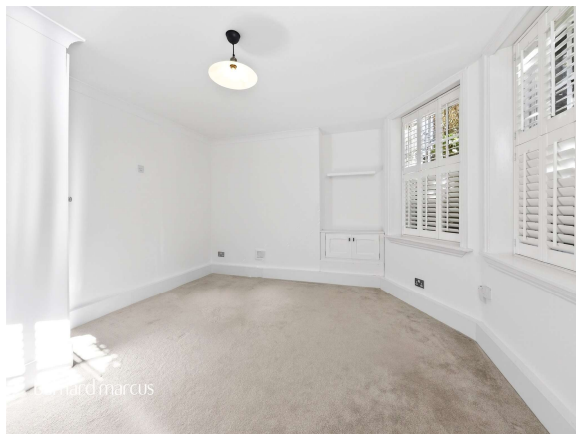
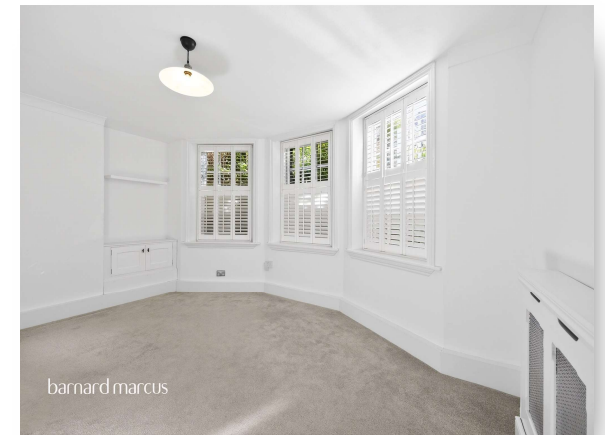


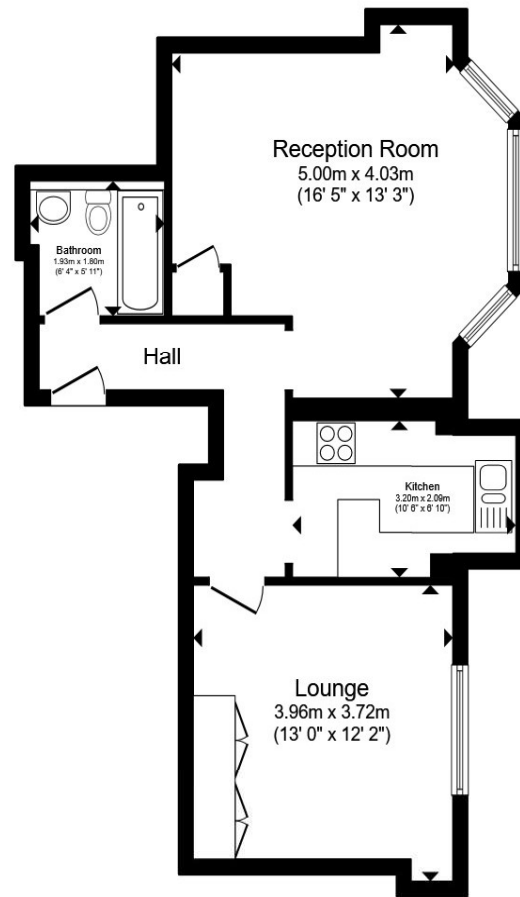
Southdown Court, Birdhurst Road, South Croydon CR2 7EA



welcome to
Southdown Court Birdhurst Road, SOUTH CROYDON

Barnard Marcus are proud to present this fantastic 1 bed lower ground floor character conversion apartment with plenty of light. Guide Price £200,000 - £210,000.





Floor Plan



A fantastic 1 bed lower ground floor character conversion apartment set within a detached turn of the century period building and located on ever popular Birdhurst road within easy distance of South Croydon station, Tram link and bus routes. Comprising of hallway entrance leading to lovely reception room with bay window, modern contemporary kitchen and bathroom, master bedroom, excellent order throughout and benefiting from long lease, communal landscape rear garden, lovely green open space of Lloyd Park close by as well as the cosmopolitan thoroughfare of South End with its array of bars, restaurants, and shops. Offered to the open market with no chain

Total floor area 50.7 m² (546 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



welcome to

Southdown Court Birdhurst Road, SOUTH CROYDON

- No Chain
- Long Lease
- Ground Floor
- Communal Garden
- Close to Stations

Tenure: Leasehold EPC Rating: D

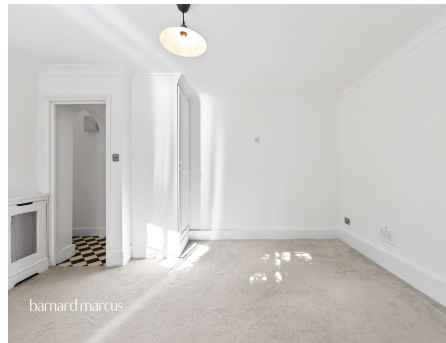
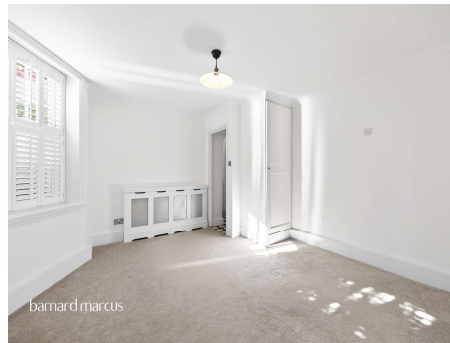
Council Tax Band: C Service Charge: 1800.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Apr 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS110042](https://www.barnardmarcus.co.uk/Property/SCS110042)



Property Ref:
SCS110042 - 0004

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.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



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



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)