



Birdhurst Rise, South Croydon CR2 7EJ

welcome to
Birdhurst Rise, South Croydon

A two double bedroom top floor character conversion flat located on ever popular Birdhurst Rise within easy distance of South Croydon station, tram links, bus routes and the local throughfare of South End with its array of shops, bars and restaurants.

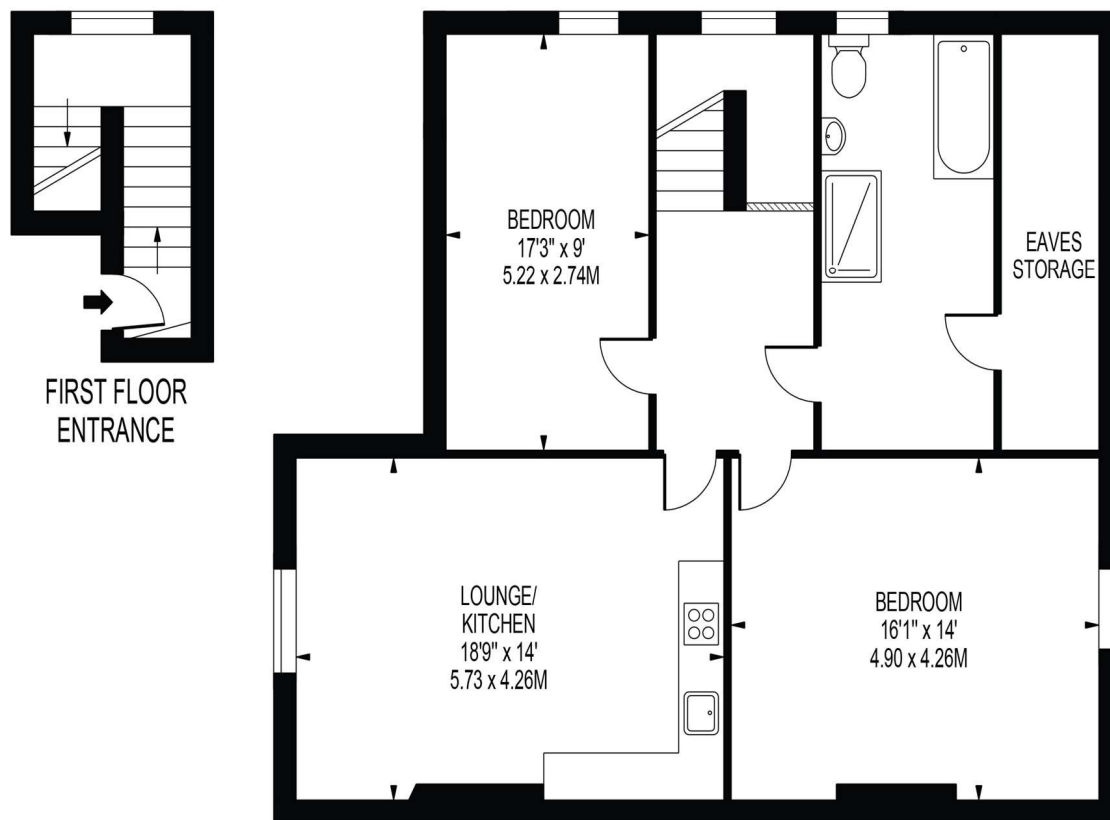


BIRDHURST RISE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1057 SQ FT - 98.18 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 73 SQ FT - 6.76 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

The property forms part of a large detached Victorian house, where four apartments reside. There is a long lease with a large entrance landing with reception/kitchen, bathroom, 2 great size bedrooms, gas central heating and double glazing, as well as being close to Lloyd Park. Looming large is the gleaming metropolis of Croydon with its shopping centres, restaurant quarter, and entertainment areas such as Box Park and Fairfield Halls. There is no upward chain.

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- No Chain
- 2 Double Bedrooms
- Good Transport Links
- Close to Parks and Shops
- Long Lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£310,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109054



Property Ref:
SCS109054 - 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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