

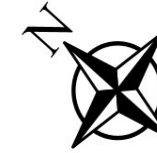
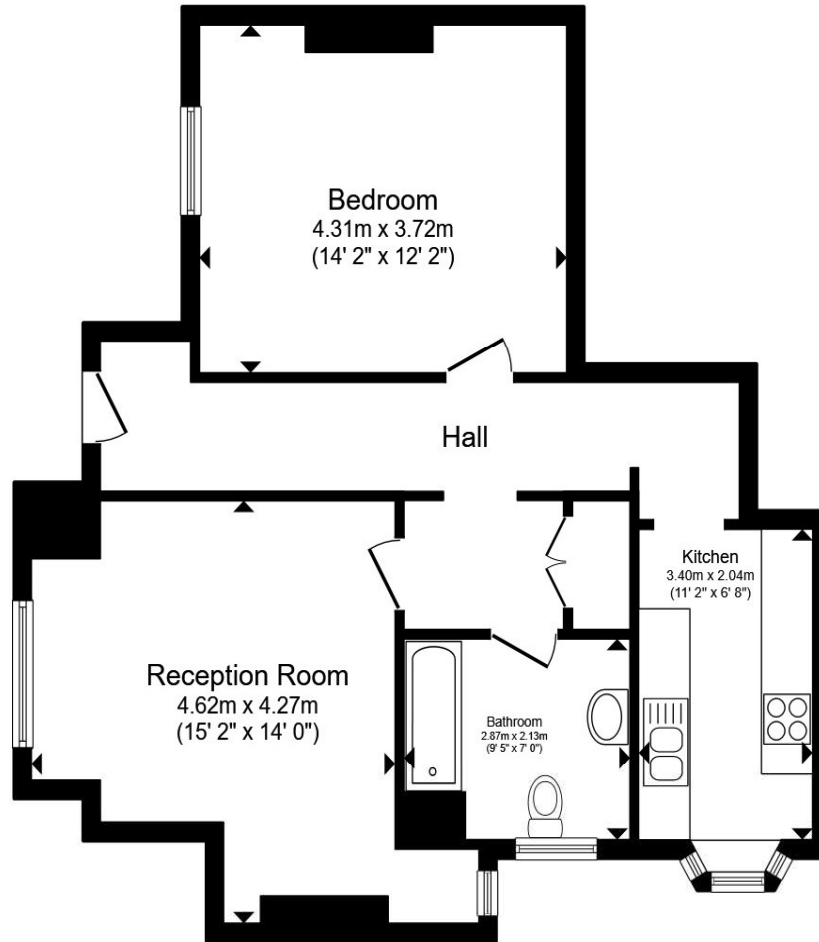


Birdhurst Rise, South Croydon CR2 7EJ

welcome to
Birdhurst Rise, South Croydon

Barnard Marcus are proud to present this ground floor one-bedroom flat.





A spacious and well-presented ground floor one-bedroom flat, offered to the market with no onward chain and the rare benefit of a private driveway. Inside, the property features a generous 15'2 x 14'0 reception room, a bright double bedroom, a separate fitted kitchen, and a well-laid-out bathroom. The flat offers 679 sq. ft. of accommodation with an excellent flow and plenty of potential to personalise. Positioned on the ground floor for easy access, this home is ideal for first-time buyers, downsizers, or investors looking for a strong rental option. The private driveway provides convenient off-street parking — a valuable asset in the area.

A fantastic opportunity to secure a spacious, chain-free flat with great proportions and a practical layout.

Total floor area 63.1 m² (679 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

Birdhurst Rise, South Croydon

- Driveway
- Offered with no onward chain
- Good transport links
- Large double bedroom
- Ground Floor

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2028.24

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£275,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS109400](https://www.barnardmarcus.co.uk/Property/SCS109400)



Property Ref:
SCS109400 - 0003

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.



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