

FOR SALE



Birdhurst Road , South Croydon
Asking Price Of £290,000


MARTIN & CO

Birdhurst Road , South Croydon

APARTMENT OF 2000 SQ FT

- Two Bedroom Apartment
- Modern Spec
- No Chain
- Long Lease
- Off Road Gated Parking

**MODERN TWO BEDROOM TWO
BATHROOM APARTMENT with gated
off road parking parking close to
SOUTH CROYDON STATION.
Entryphone, hall, reception room,
modern kitchen, 2 double bedrooms,**

In a favoured residential location just minutes away from South Croydon station and close to regular bus routes, Lloyds Park Tram Stop, this smart modern apartment is the perfect property for buy to let investors or first time buyers. .

The property consist of a large reception room, open plan fitted kitchen , 2 sized double bedrooms - one with en-suite shower/wc, and benefits from gas fired central heating. Other features to note include a and gated allocated parking, long lease,, no chain. This apartment has great investment opportunity generating £19,000+ per annum in rental income, offering strong, consistent returns and excellent long-term growth potential. Call us now!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-10	G		



Martin & Co Croydon

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.