Birdhurst Road, South Croydon CR2 7EE

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welcome to

Birdhurst Road, South Croydon

Barnard Marcus are proud to present this split-level upper floor character conversion apartment. - Total Floor Area 97.6m2 (1,051 sq.ft.) Approx.

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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

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A superb split level upper floor character conversion apartment located in ever popular Birdhurst road within easy distance of South Croydon station, Tram link , bus routes and the lovely thoroughfare of South End with its array of shops, bars and restaurants. The property boasts turning staircase to landing with lovely picture window to side, large reception, shower room and bathroom, modern kitchen, two double bedrooms, long lease and offered to the open market with no upward chain.

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 anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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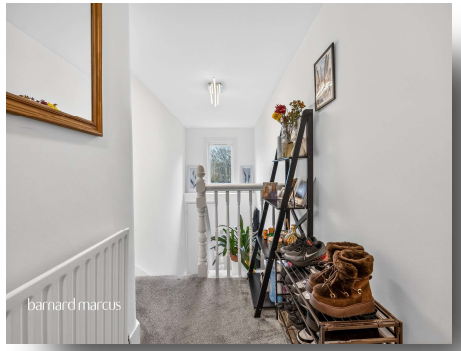
- No Upward Chain
- 2 Double Bedrooms
- Long Lease
- Close to Stations
- Permit Parking

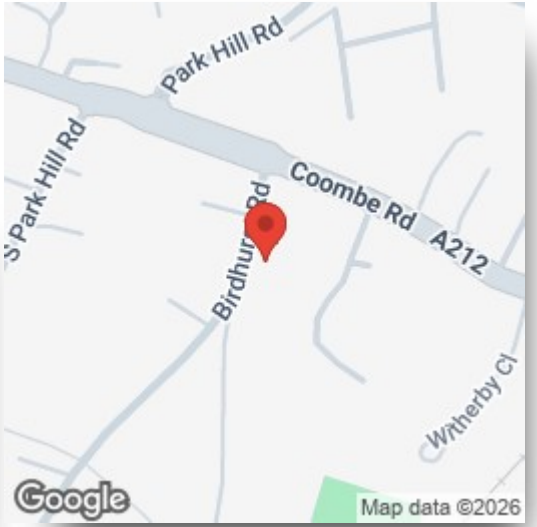
Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2500.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 200 years from 19 Dec 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£300,000





Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109954

The Property Ombudsman

Property Ref:
SCS109954 - 0007

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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