

**SOLD STC**



**Birdhurst Road, South Croydon**

**2 Bedrooms, 1 Bathroom, Apartment**

**Offers In Excess Of £299,999**

**MARTIN&CO**



## Birdhurst Road, South Croydon

2 Bedrooms, 1 Bathroom

Offers In Excess Of £299,999

- Two Bedroom Spacious Apartment
- Luxury Separate Kitchen
- Large Living Room
- Two Double Bedrooms
- No Chain



Enjoying a popular and convenient South Croydon setting, just 5 minutes walk from South Croydon Station this stunning purpose-built flat would make a fantastic first-time purchase, or an ideal investment property in our opinion.

Superbly presented, the property affords an entrance hall, a spacious reception room, a smart modern kitchen, 2 double bedrooms and a fully tiled bathroom/wc.

The property benefits from a garage en-bloc.

Lloyd Park, just five minutes away, offers a much larger recreational space incorporating a frisbee golf course.

Commuters have a choice of stations - including Lloyd's Park tram stop within a few minutes from the property.

For convenience shopping a Waitrose supermarket and Sainsbury's outlets can also be found nearby if you need to supplement your grocery home delivery! The town centre's excellent shopping and leisure facilities, including the many eateries at Boxpark are also within very easy reach.

The flat has a long lease of well over 900 years and is being sold with a share of the freehold. Call Martin & Co Croydon now for an appointment to view!



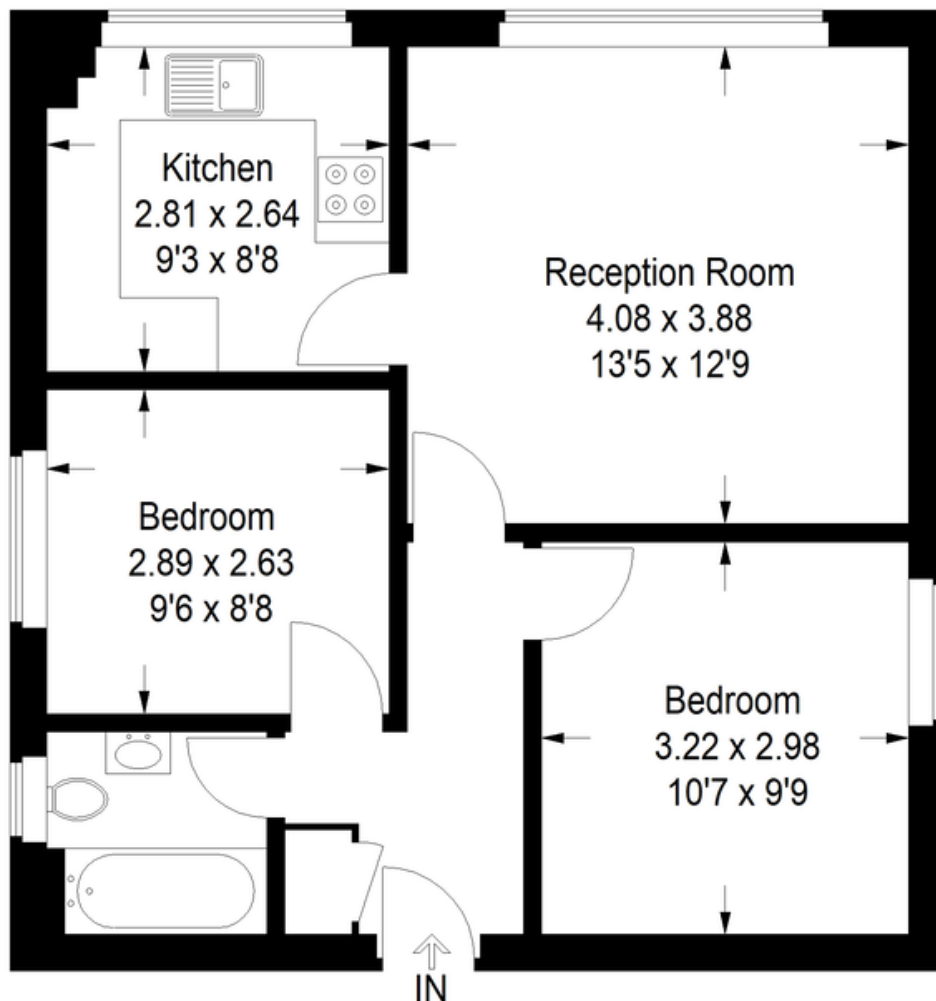


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	79   C
55-68	D		
39-54	E		
21-38	F		



# Lynne Court CR2

Approximate Gross Internal Area  
51.3 sq m / 552 sq ft



## 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 for 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.