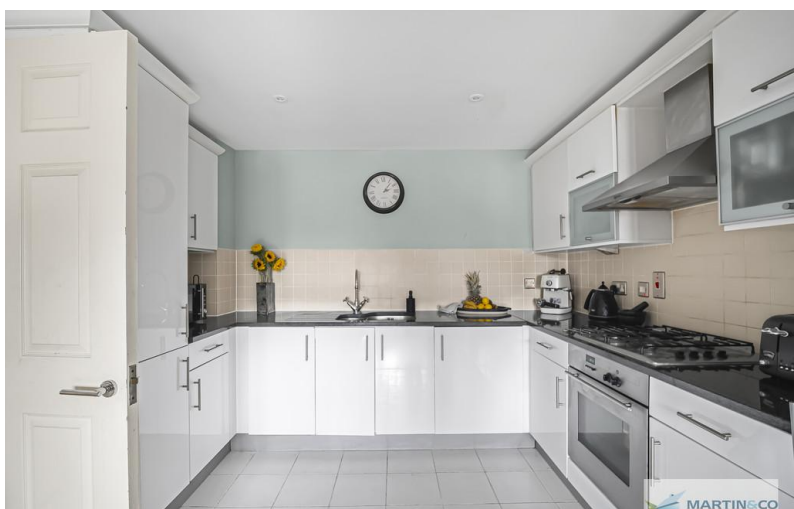
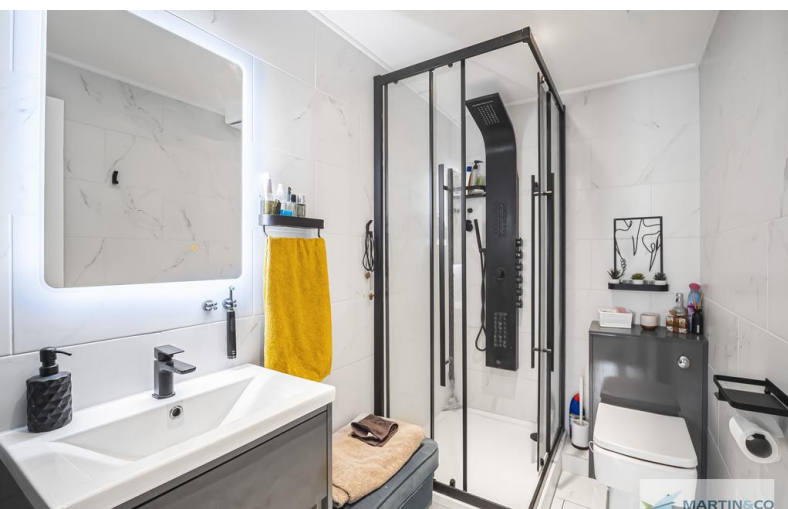


**FOR SALE**



**Birdhurst Road, South Croydon**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £327,000**

**MARTIN&CO**



## Birdhurst Road, South Croydon

2 Bedrooms, 2 Bathroom

Asking Price Of £327,000

- Superb Second Floor Flat
- 2 Bedroom & 2 Bathrooms
- 24' Open-Plan Living Space
- Smart Fitted Kitchen Area
- Stunning En-Suite Shower Room

First-time buyers and investors should hurry to view this lovely modern apartment with two bedrooms and two bathrooms in a sought after area, close to South Croydon Station and Tramlink.

This bright, spacious, second floor flat affords an entrance hall, a big 24' open plan living space incorporating a sleek modern kitchen area with granite worktops, a master bedroom with a which has fashionable matt black fittings, a good-sized second bedroom, a modern bathroom/wc and benefits from gas heating.

Externally there is a passenger lift for convenient access to all floors, including the gated basement parking area where this flat has an allocated space. There are also well kept communal areas, including a lovely communal garden at the rear of the block.

For commuters, South Croydon Station and Tramlink are just a 5-10 minute walk away and there are also regular bus services nearby. South Croydon's excellent local shopping area and the bars and eateries of the Restaurant Quarter are within easy reach.

Benefitting from a very long lease and being sold with no onward chain this property simply must be seen - call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!



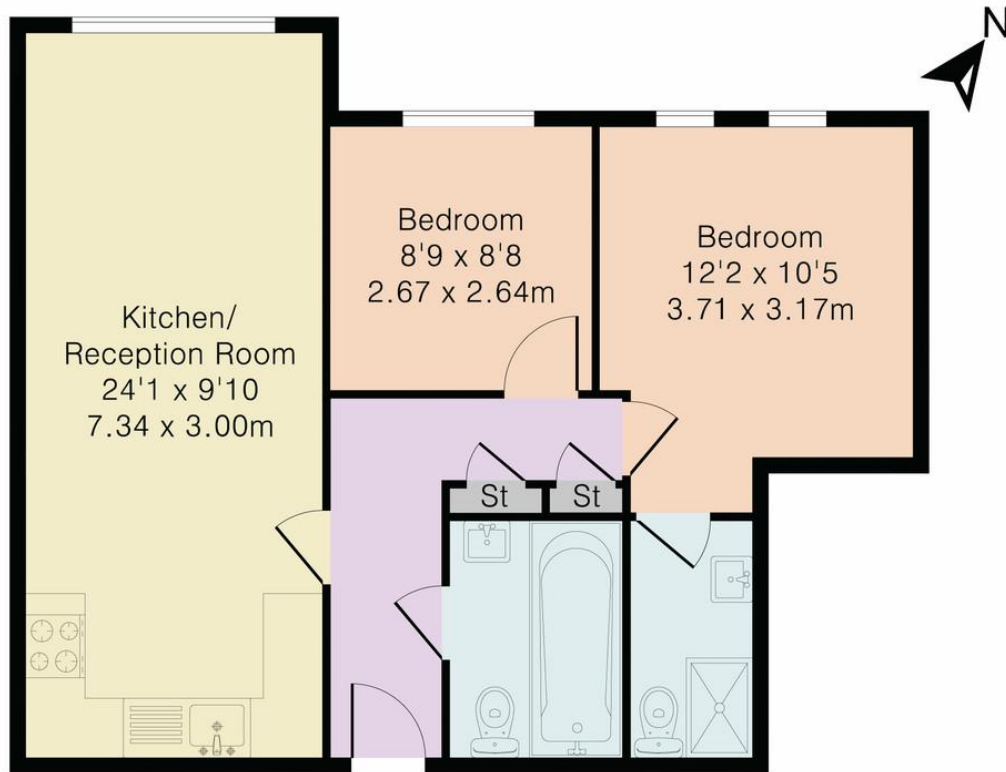




Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		



Approximate Gross Internal Area 595 sq ft – 55 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Martin & Co Croydon

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<http://www.martinco.com>

## MARTIN&CO

**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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

