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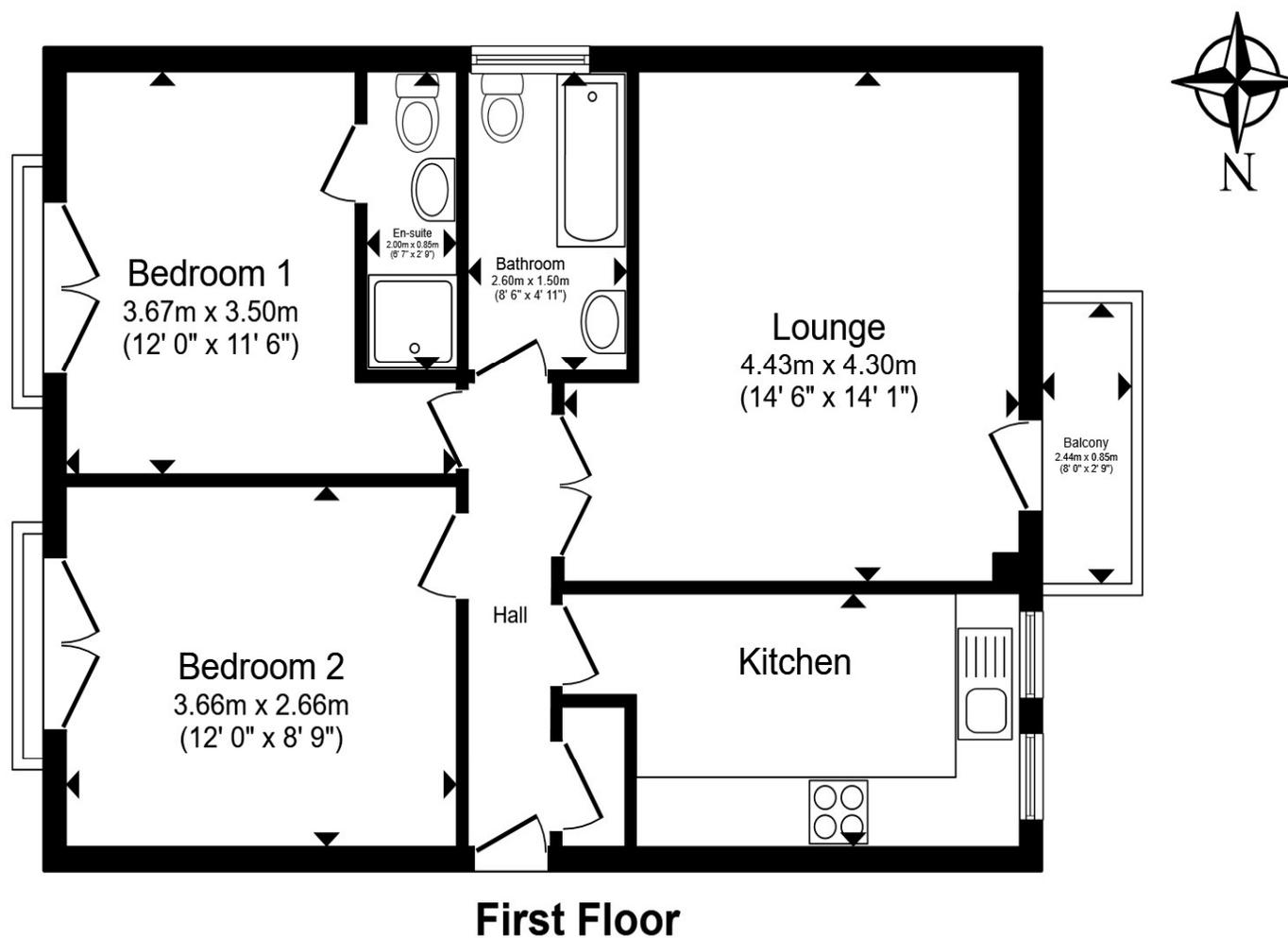
Marlborough Court Birdhurst Road, South Croydon CR2 7EA



welcome to
Marlborough Court Birdhurst Road, South Croydon

Barnard Marcus are proud to present this 2 double bed 2 bath first floor modern purpose-built apartment.





If location, Style and size are your thing then this 2 double bed 2 bath first floor modern purpose-built apartment located in ever popular Birdhurst Road within minutes of South Croydon station, Tram link and Bus routes and green open space of Lloyd Park it really is great setting. Boasting entry phone system and entrance hallway with large reception room alighting to balcony overlooking communal gardens. Modern fitted kitchen, with bathroom and en-suite, allocated parking space. Local shops, bars and Restaurants can be found at South End and the gleaming metropolis of Croydon looms large with its array of shopping centres, entertainment arenas such as Box Park and Fairfield Hall.

Total floor area 60.2 m² (648 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



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Marlborough Court Birdhurst Road, South Croydon

- En-suite
- Balcony
- Communal Garden
- Close to Stations
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2903.22

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£325,000



view this property online [barnardmarcus.co.uk/Property/SCS110030](https://www.barnardmarcus.co.uk/Property/SCS110030)



Property Ref:
SCS110030 - 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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Please note the marker reflects the
postcode not the actual property