

**SOLD STC**



**Birdhurst Road, South Croydon**

**2 Bedrooms, 1 Bathroom, Apartment**

**Asking Price Of £299,500**

**MARTIN&CO**



## Birdhurst Road, South Croydon

Asking Price Of £299,500

- Super Modern 2 Bedroom Apartment
- Large Living Room
- Two Double Bedrooms
- Share of Freehold
- Garage
- No Chain
- Small Development

Enjoying a popular and convenient South Croydon setting, just 5 minutes walk from South Croydon Station this modern 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.

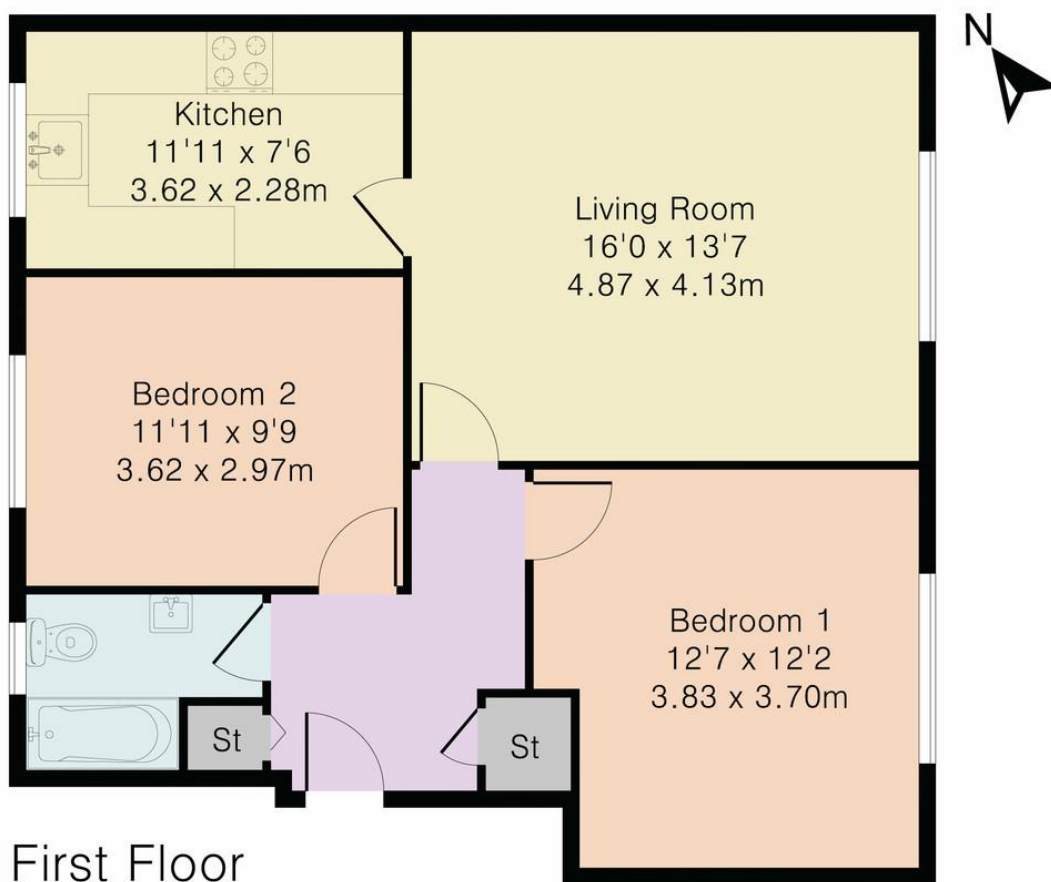
The flat has a long lease of well over 900 years and is being sold with a share of the freehold. Call Martin & Co Croydon now for an appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Approximate Gross Internal Area 694 sq ft - 64 sq m**



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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**MARTIN&CO**

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