

SOLD STC



Birchend Close , South Croydon

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £225,000



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- Ground Floor 1 Bedroom Flat
- Private Patio
- Spacious
- Popular Birchend Close Development
- Share of Freehold

A modern ground-floor apartment with the added benefit of a private patio garden, situated within a highly sought-after development just moments from South Croydon Station.

The accommodation comprises a spacious double bedroom featuring a built-in wardrobe, a smart, contemporary fitted kitchen, and a stylish bathroom offering excellent storage solutions. The apartment also benefits from allocated parking and access to exclusive residents' facilities, including a private gym and sauna.

Further advantages include a share of freehold, a long lease, and a chain-free sale, making this an ideal purchase for first-time buyers, downsizers, or investors alike.

Conveniently located close to South Croydon Street, local amenities, and excellent transport links.

Early viewing is highly recommended – call us now to avoid disappointment!



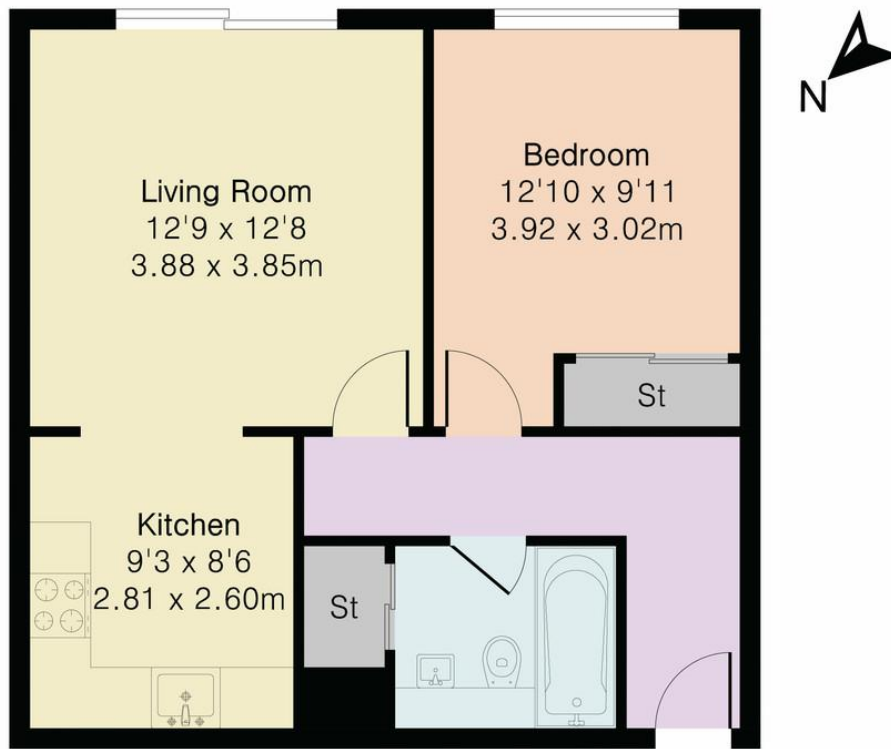




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 520 sq ft - 48 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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