



EPC: C

**Birdhurst Rise, South Croydon, Surrey**

Offers in excess of: £290,000

**MANN**

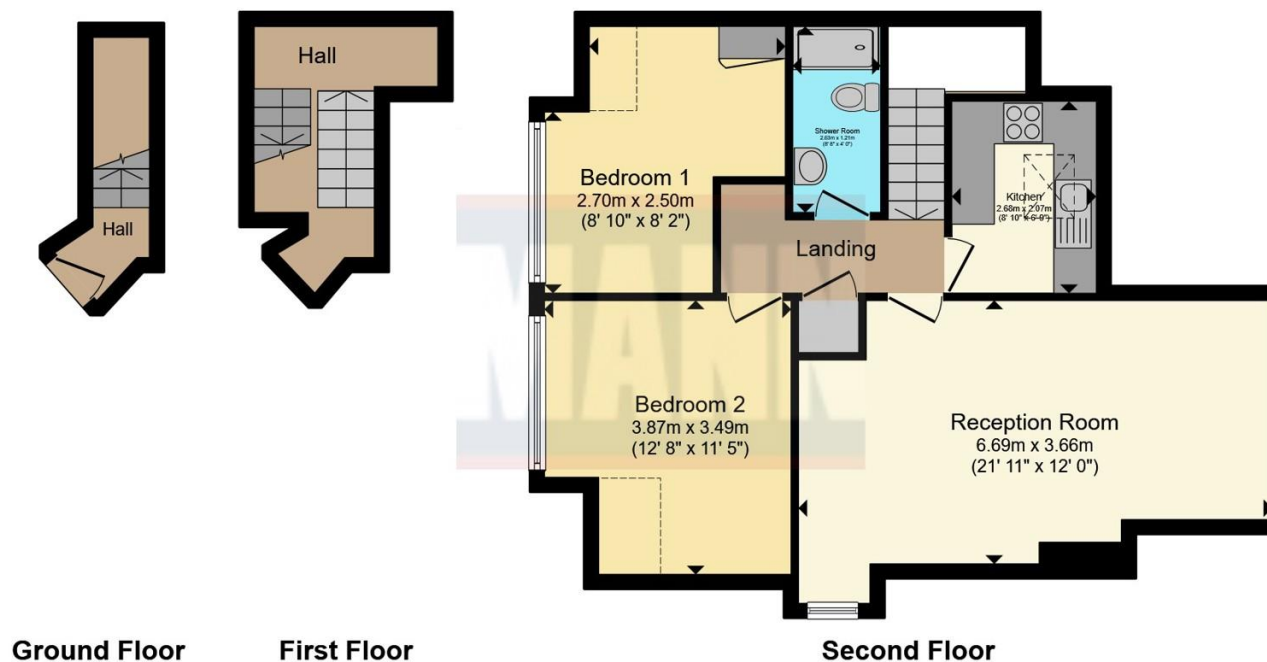


STUNNING TOP FLOOR TWO BEDROOM CHARACTER CONVERSION FLAT OFFERED WITH LONG LEASE, SHARE OF FREEHOLD AND NO ONWARD CHAIN.

This lovely apartment is exceptionally well presented throughout and the accommodation briefly consists entrance hall, living room, modern fitted kitchen, two double bedrooms and luxury bathroom. Other benefits include gas central heating, double glazing and a 973 year lease. Viewing is highly recommended.

#### Location

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South and East Croydon Stations. Regular bus routes also service nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is within easy reach for a diverse selection of bars and restaurants. The area is well served by excellent local schools including Croydon High, Whitgift, Royal Russell and Ridgeway Primary schools, as well as lovely open spaces and golf courses.



Total floor area 74.4 m<sup>2</sup> (800 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.focalagent.com](http://www.focalagent.com)



Council Tax Band: **C**

Tenure: **Share of Freehold**

Service Charge: **£100 pm**

Years Left on Lease: **899**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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