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MARRIOTT VERNON

ESTATE AGENTS



Flat 1, 65 Birdhurst Rise, South Croydon, CR2 7EJ

£1,000



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Marriott Vernon present to the market this well presented ground floor studio apartment with private patio opening onto well maintained communal gardens. Set in a quiet residential road close to transport links and amenities, the property provides bright, well planned accommodation with modern interiors throughout - the perfect blend of comfort and convenience for a modern lifestyle! Features include a light and airy reception room and well equipped kitchen, modern bathroom and neutral decor.

Accommodation comprises entrance hall with access to the kitchen, bathroom and leading into the studio room with divided bedroom area. The studio room offers direct access onto the private patio and ample space for both relaxing and dining.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station, providing convenient links into East Croydon mainline station, Central London and the surrounding area. 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.

Viewings are highly recommended.







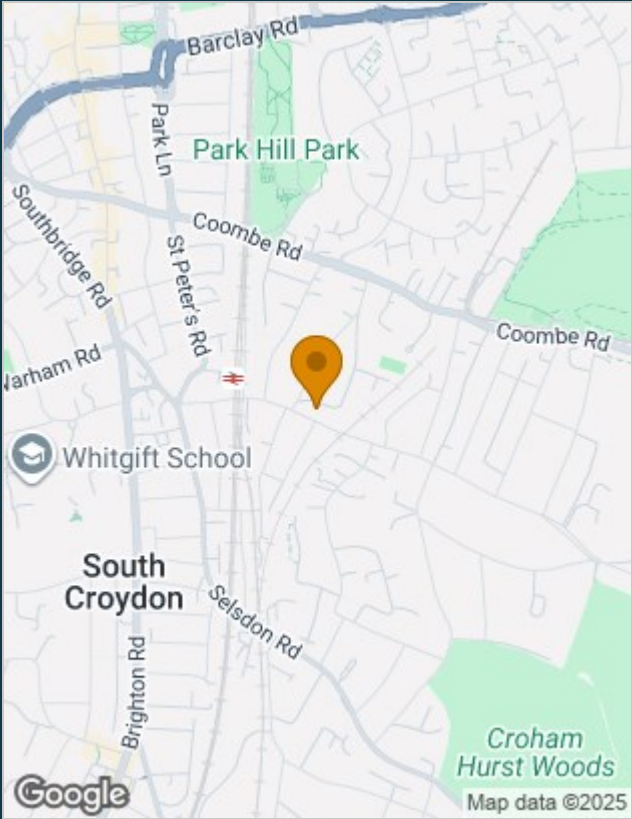
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Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.