

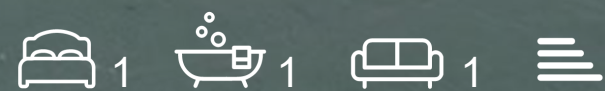
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MARRIOTT VERNON

ESTATE AGENTS

50B Birdhurst Road, South Croydon, CR2 7EB

£1,250 Per month





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50B Birdhurst

South Croydon, CR2 7EB

Well Presented One Bedroom Ground
Floor Conversion

Character Appeal and Modern Finish

Separate Well Equipped Kitchen

Private Garden

Close to South Croydon Station

Popular South Croydon Location

Bright Front Aspect Reception

Modern Bathroom

Gas Central Heating and Double Glazing

Easy Access Shops and Amenities

Marriott Vernon present to the market this delightful one double bedroom ground floor period conversion flat with private garden, ideally situated in a popular South Croydon location close to transport links and amenities. The property offers beautifully presented living space with high ceilings and character appeal, sympathetically updated with modern interiors throughout. Features include a bright reception room, separate well equipped kitchen, modern bathroom, gas central heating (recently fitted 'Worcester' boiler, and double glazing.

Accommodation comprises entrance hall with inbuilt storage/utility area, leading into the generous reception room with feature bay and ample space for relaxing, entertaining and dining. The separate kitchen area comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. There is a well sized double bedroom with direct access onto the garden, and a modern bathroom.

The property is superbly located close to South Croydon station offering superb connections into East Croydon mainline station, Central London and the surrounding area. Croydon town centre is close-by providing an array of shops and amenities, as well as leisure facilities including a cinema complex. The 'Restaurant Quarter' is also just a stroll away for a diverse selection of bars and restaurants. The area is also well served by good schools and open spaces.

Tenant Fees

The advertised rent is exclusive of all utility bills. Unless otherwise stated, the tenant will be responsible for the payment of all utilities and outgoings associated with the property, including (where applicable) gas, electricity, water, council tax, broadband, TV licence, and any other service charges or subscriptions.

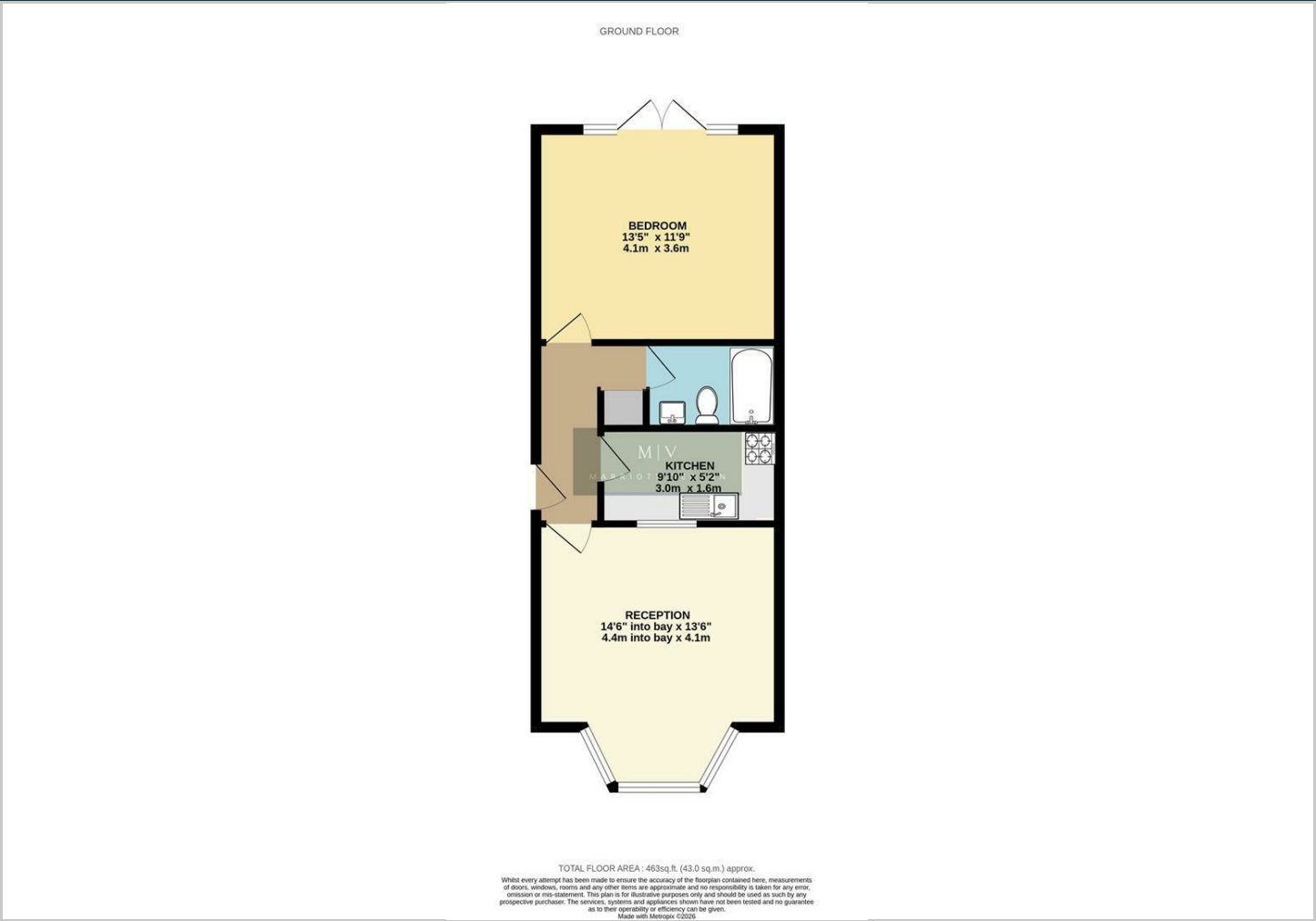
Holding Deposit: £288.46 (equivalent to one week's rent).

Security Deposit: £1442.30 (equivalent to five weeks' rent).

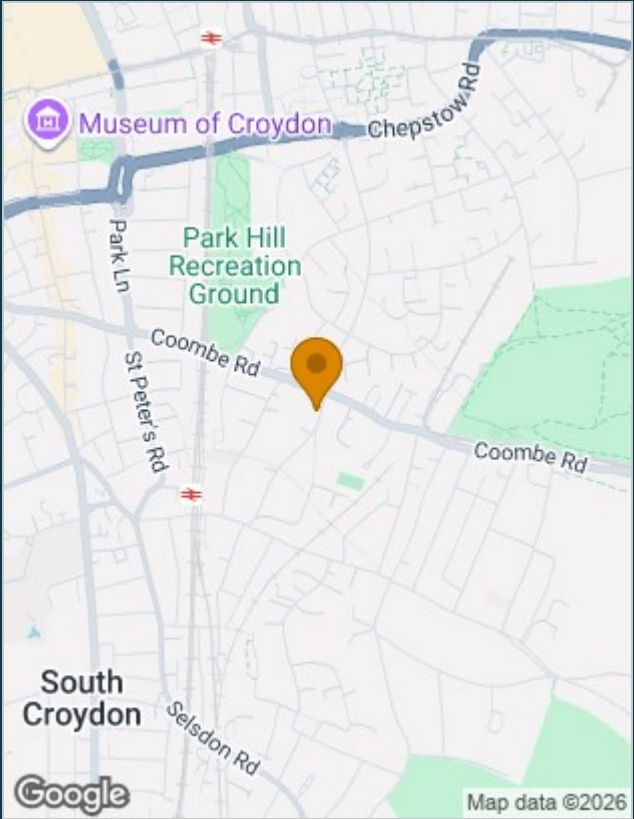




Floor Plans



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.