



Guide Price £250,000 Leasehold

For Sale

Rental Yield: 4.56%

Birdhurst Avenue, South Croydon



www.martincolondon.com

MARTIN&CO

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145 Brighton Road, South Croydon, Surrey, CR2 6EF

Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. Sonic / laser Tape: All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. Services Not tested: The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. All Measurements: All Measurements are Approximate. Mortgage & Financial Advice: The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

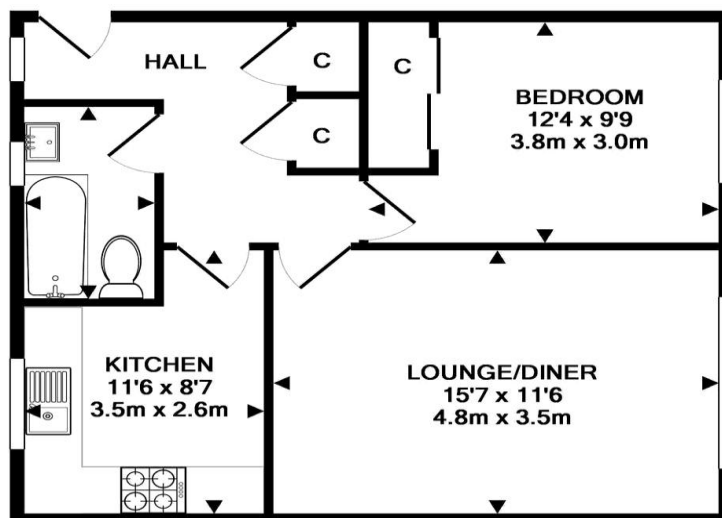
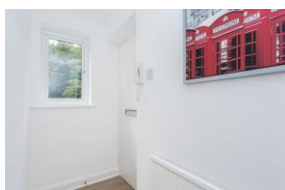
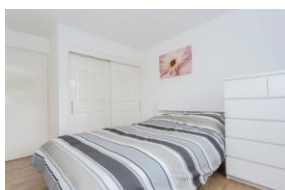
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1 Bedroom Flat

OPEN DAY - SATURDAY 9th JULY - SMARTLY PRESENTED second floor flat in sought after area close to SOUTH CROYDON STATION. Entrance hall with good storage, bright spacious living room, double bedroom with built-in wardrobe, contemporary-style white kitchen & bathroom, gas heating, parking, NO CHAIN.

- Superbly Presented
- Large Light Living Room
- Smart Kitchen & Bathroom
- Gas Heating
- Double Glazing
- Parking
- 5 Minutes to Station
- Long Lease
- EPC Rating:



TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.6 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. www.darrylrixonphotography.co.uk

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