



27 Birchend Close, South Croydon, Surrey, CR2 7DS

Pollard Machin

estate agents since 1885

27

Birchend Close
South Croydon
Surrey CR2 7DS

Offers Over £200,000

Pollard Machin

estate agents since 1885

A Well Presented One Double Bedroom First Floor Share Of Freehold Flat With Allocated Parking Convenient For South Croydon Train Station. EPC Rating D. Council Tax Band C.

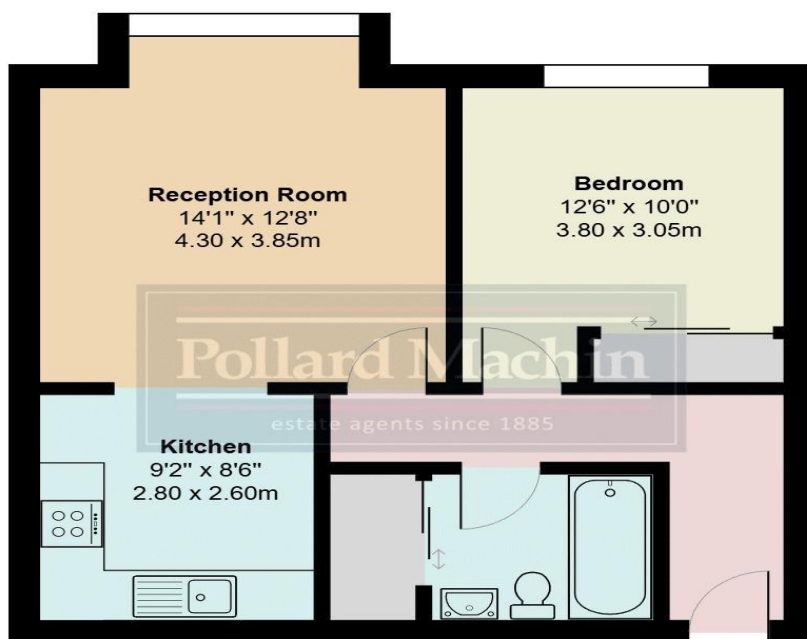
Offered with no onward chain is this perfect first time or investment purchase. The lease remaining is 111 years with an annual service charge of £1136.14. This flat has been extremely well maintained and is ready to move into.

Situated on the first floor the accommodation comprises a double bedroom with a fitted wardrobe and a nicely proportioned reception area along with the main bathroom.

Further benefits include an allocated parking bay, residents gym and the share of freehold.

Situated on Birchend Close off of Moreton Road and under half a mile from South Croydon Station offering regular links into London. There are also several bus routes in close proximity along with local shops and Croydon's nearby 'Restaurant Quarter' as well as Boxpark in East Croydon.

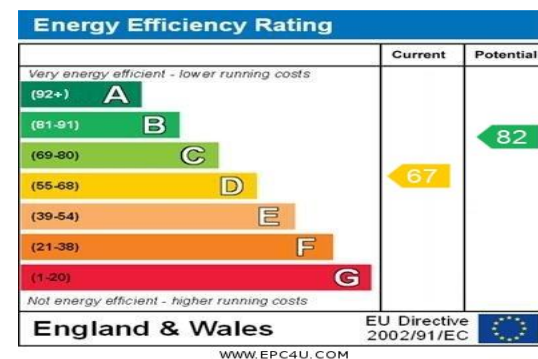




First Floor

Birchend Close, South Croydon CR2
Approx. Gross Internal Area 518sq ft / 48.2sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

