



Marlborough Court, Birdhurst Road, South Croydon, Surrey, CR2 7EA

£325,000 Leasehold

- Direct tram links to Wimbledon and East Croydon
- Allocated parking included
- Five-minute walk to Lloyd Park Tram Stop
- Fast connections from East Croydon to Gatwick and Brighton
- Around a 10-minute walk to both South Croydon and East Croydon stations
- Two bathrooms for added convenience
- Excellent local schools and family-friendly surroundings

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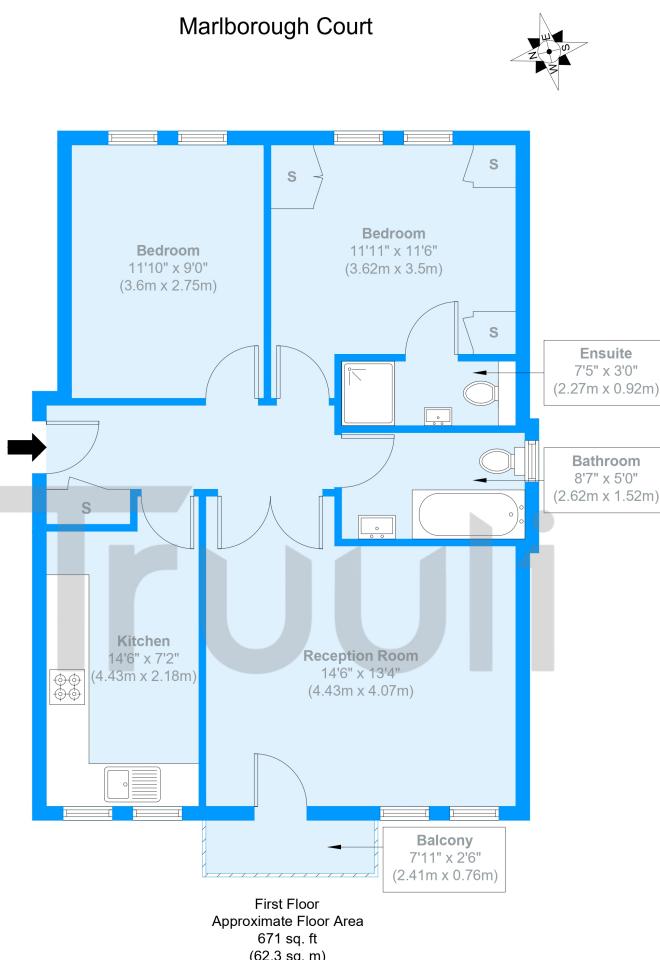
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Vendor comments "I bought this flat 25 years ago when it was the original show home, and from the moment I stepped inside, I knew it was something special. Being the showroom property, it was finished to a very high standard, and I've kept that same level of care ever since. Over the years I've updated the flooring, modernised the bathroom, and maintained the flat with real pride, making it a home that has always felt warm, comfortable, and easy to live in."

The layout has been one of the things I've loved most. Both bedrooms are bright and spacious, and the main bedroom has its own en-suite, which has been incredibly convenient. The living area flows beautifully and opens onto a private balcony, my favourite place for morning coffee or a quiet moment of fresh air. With allocated parking included, day-to-day life is simple and stress-free. The flat also benefits from an EPC rating of C, which means it's more energy-efficient than many similar homes. For the next owner, this can translate into lower running costs, better insulation, and improved comfort throughout the year, as well as stronger long-term value as energy standards continue to rise.

The location has been unbeatable for me. Lloyd Park Tram Stop is just a five-minute walk away, and both South Croydon and East Croydon stations are around a 10-minute walk, giving you fast links to London Bridge, Gatwick Airport, Brighton, Wimbledon and more. The neighbourhood is peaceful, green, and full of friendly cafés, parks, and excellent schools. It's been a wonderful home, and I hope the next owner loves it just as much as I have."



Approximate Gross Internal Area = 62.3 sq m / 671 sq ft

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

Used for illustrative purposes only. The plan has been prepared in accordance with the information provided by the vendor and should not be relied on. Maximum lengths and widths are represented on the floor plan. If you require a survey, please commission your own inspection of the property.

