

Truuli



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

£275,000 Share of Freehold

- Ground Floor Apartment
- Separate kitchen
- Garage
- Selection Of Parks Nearby
- Well Maintained Communal Areas
- Close proximity to South Croydon Rail Station and the "Restaurant Quarter"
- Chain free

Southbridge Place, Surrey, CR0 4HA

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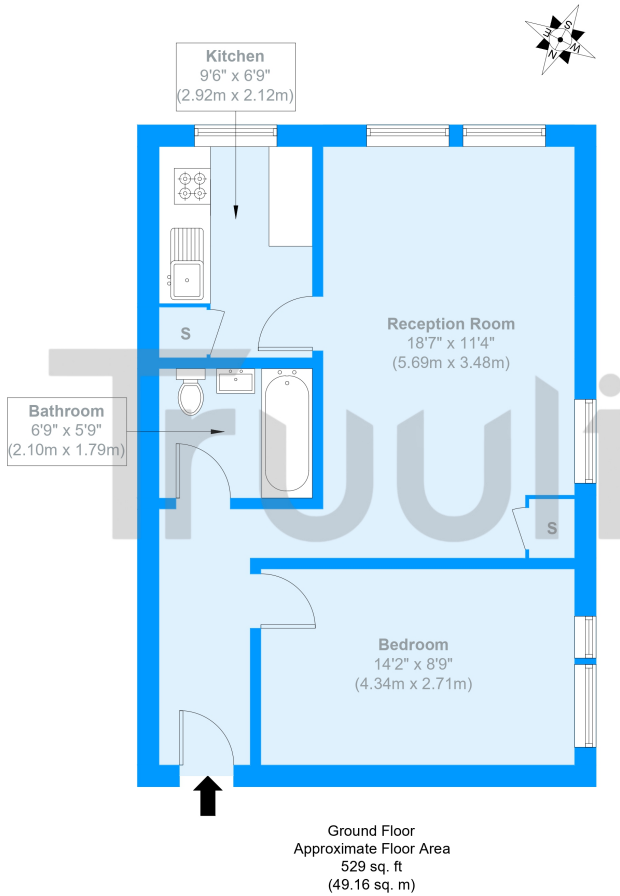
£275,000 Share of Freehold

Vendor's Comments "From the moment we moved in, this flat has been a comfortable and convenient place to call home. The peaceful surroundings, with communal gardens at the front and back, provide a relaxing retreat from the busy city.

One of its biggest advantages is the excellent transport links, with South Croydon Station just a short walk away. Lloyd Park is also nearby, offering the perfect spot for outdoor activities, while local amenities are easily accessible.

Having recently relocated for our daughter's education, we are now ready to pass this home on to its next owners. It has been recently redecorated and professionally cleaned, making it move-in ready. We hope the new owners will enjoy living here as much as we have."

Birdhurst Road



Approximate Gross Internal Area = 49.16 sq m / 529 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		76
C		
(55-68)	55	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

