

Truuli



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

£350,000 Leasehold

- Two double bedrooms
- Two bathrooms
- Juliette balconies in both rooms
- Private balcony from living room
- Walking distance to both East & South Croydon Railway Station
- Allocated parking space
- In great order throughout

Southbridge Place, Surrey, CR0 4HA

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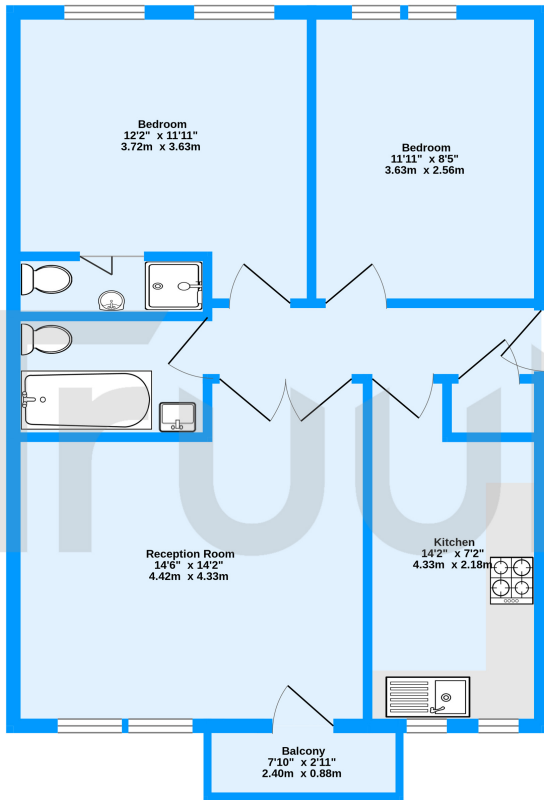
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*** Vendor comments:*** When we first walked into the property we fell in love with the light and spacious feel of the layout. The bedrooms both have Juliette balconies that allow light to flood into the property through the glass doors. We love that we can throw open the double doors in the living area and let the light carry through to the back of the property too.

The flat is situated on a lovely residential road and being a small block of flats, Marlborough Court has a real community feel amongst the residents. Whilst you're super close to London, there are lots of green spaces, both within Croydon and its surrounding areas, where you can walk for hours in the countryside. It's the perfect blend of feeling like you are living in both London and Surrey".

1st Floor
631 sq.ft. (58.7 sq.m.) approx.



Marlborough Court, Birdwood Road, Croydon, CR0
TOTAL FLOOR AREA: 631 sq.ft. (58.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metapix 62023

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

