

# Truuli



## Marlborough Court, Birdhurst Road, South Croydon, Surrey, CR2

£375,000 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
- Completely renovated throughout

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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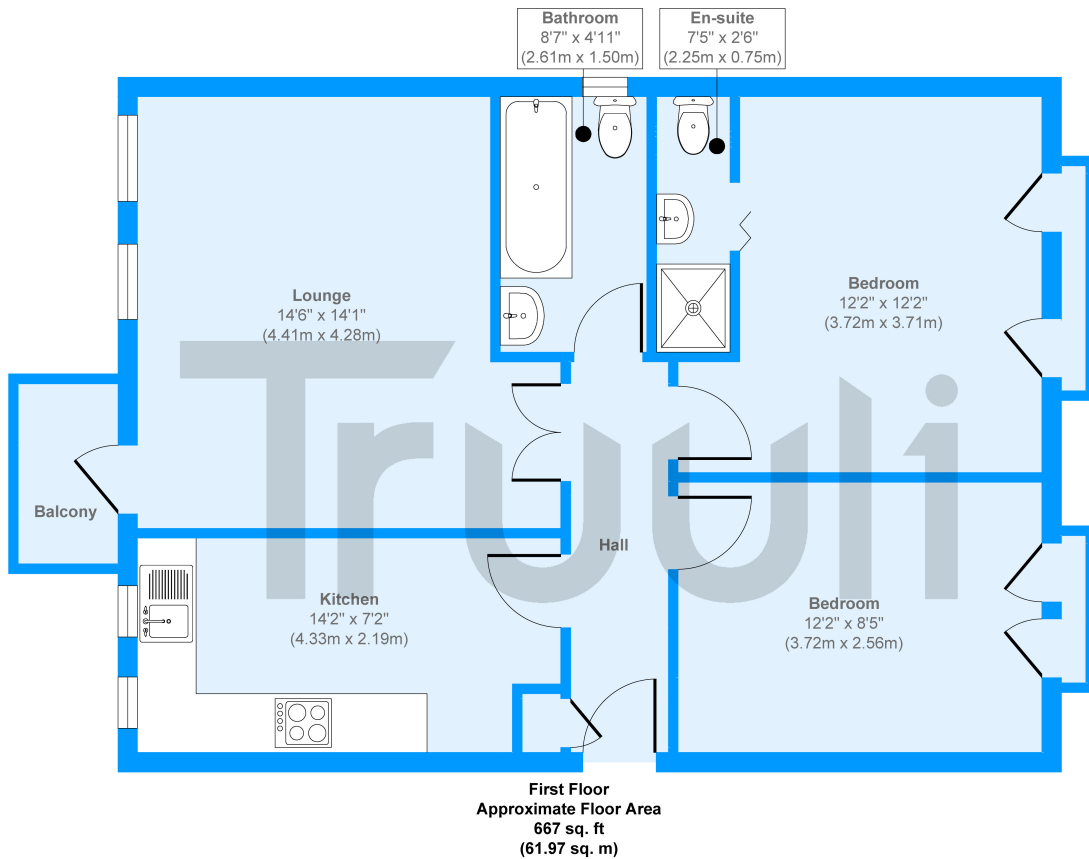
\*\*\* Vendor comments:\*\*\* When we first walked in to the property we fell in love with the light and spacious feel of the layout. The bedrooms both have Juliette balconies that allow light to flood into the property through the glass doors. We love that we can throw open the double doors in the living area and let the light carry through to the back of the property too. The back of the property is west facing, meaning we have the morning sun in our bedrooms at the front and from lunchtime through to sunset the sun falls directly onto the balcony. We love hosting friends and family, and the large open plan living area makes it really easy to do so.

For us, location was everything. We both work in the city and being walking distance from both South and East Croydon station makes it very convenient: We can be in our offices in the city in a little over half an hour. Croydon has some amazing bars and restaurants, including Boxpark, The Store and The Ludoquist, and we love having these right on our doorstep.

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.

We recently did a complete renovation of the flat, including a brand new kitchen, bathroom and flooring throughout. Smart technology has been installed, which makes the property really inexpensive to run. We've been in the property for 3 years and still love spending all our spare time in it. Whilst we will be sad to leave, we feel the time is right to move to a house so that we can start a family."

## Marlborough Court, Birdhurst Road



Approx. Gross Internal Floor Area 667 sq. ft / 61.97 sq. m

Produced by Elements Property

