

Truuli



Carlton Road, South Croydon, Surrey, CR2

£300,000 Share of Freehold

- Share of freehold
- Large garden
- Off Street Parking
- Excellent transport links
- Array of nearby schools
- Good order throughout

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

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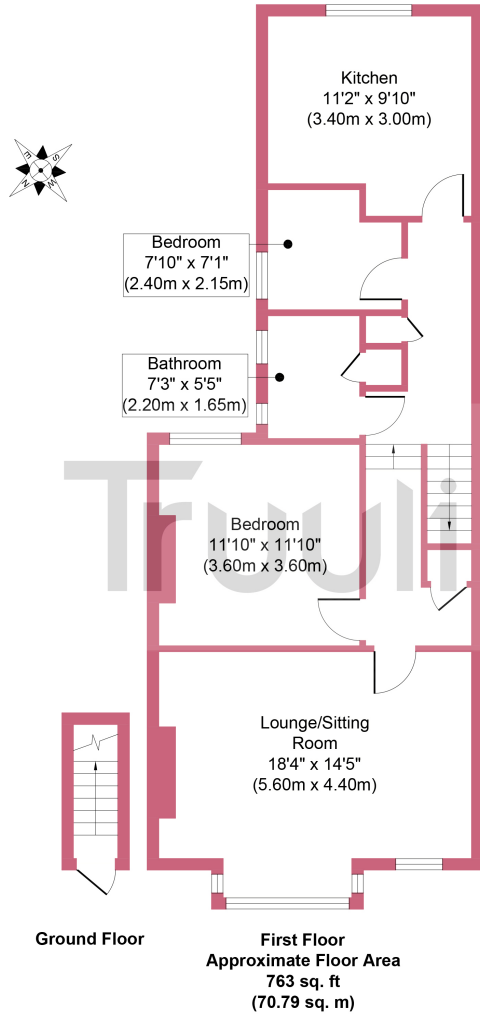
Email: save@truuli.co.uk Web: www.truuli.co.uk

Carlton Road, South Croydon, Surrey, CR2

£300,000 Share of Freehold

A charming two bedroom flat formed within an impressive Victorian home located on Carlton Road. The property offers excellent transport links being primly positioned within a one mile radius of Sanderstead, South Croydon and Purley Oaks train stations as well as being close by to a host of both state and independent primary and secondary schools. Offering well presented and spacious accommodation the flat comprises; a large reception room with two large windows providing an abundance of natural lighting giving the room a bright and airy feel, a neat and tidy kitchen with plenty of base and wall storage units and ample space for appliances, two bedrooms offering substantial amounts of space and an orderly three piece bathroom suite. This lovely flat further benefits from having off street parking, a large private portion of the rear garden and a share of the freehold.

Carlton Road, Sanderstead, South Croydon CR2



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically, no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial gui

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C	76	(69 to 80) C	78
(55 to 68) D		(55 to 68) D	
(39 to 54) E	53	(39 to 54) E	50
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

