

Truuli



Shrublands Avenue, Croydon, Surrey, CR0

£190,000 Leasehold

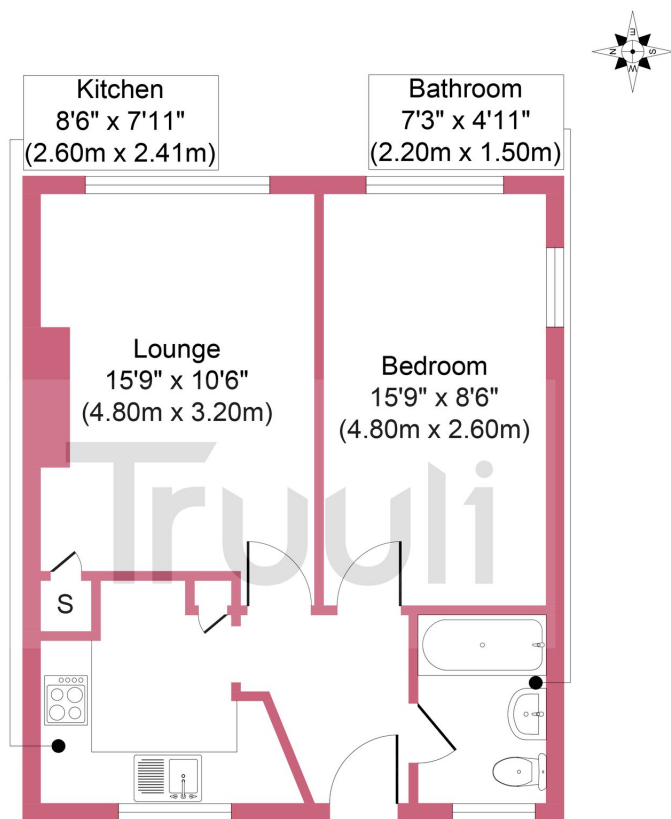
- Excellent condition throughout
- Long lease
- Communal Gardens
- Entry phone system
- Ground floor
- Large double bedroom

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Presented to the market in excellent order throughout is this well presented one double bedroom ground floor flat located on Shrublands Avenue, Shirley. The well proportioned flat has been lovingly decorated by the current owners and offers a long lease, plenty of storage also provides communal gardens which are located directly next to the flat itself. Offering spacious accommodation throughout, the property briefly comprises; dual aspect double bedroom with plenty of space for furniture including wardrobes, bright and airy reception room with laminate flooring, fully tiled contemporary bathroom with a white three-piece suite and a modern fitted kitchen with space for appliances. The property further benefits from having added a low maintenance front garden, communal grounds which can be used for BBQ's during the summer and secure entry system for increased security.

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Ground Floor
Approximate Floor Area
450 sq. ft
(41.89 sq. m)

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 | | (69 to 80) C | |
| (55 to 68) D | | (55 to 68) D | |
| (39 to 54) E | 55 | (39 to 54) E | 43 |
| (21 to 38) F | | (21 to 38) F | 34 |
| (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 | |

