

# Truuli



## South End, South Croydon, Croydon, CR0

£220,000 Leasehold

- Moments away from central Croydon
- Built in storage
- Full length double glazed windows
- Good-sized private balcony
- Modern and stylish appliances throughout
- Second floor apartment

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\*\*\*Vendor's comments: "We have lived at this 3rd floor flat at Central Cross Croydon for the past 2 and a half years and have loved every minute of it so far! The flat was an easy decision for us as it had everything that we wanted and were looking for. The kitchen is beautifully fitted with a long black marble counter top which immediately catches the eye. All appliances are Bosch and neatly built in, including a large fridge and an equally large freezer, a dishwasher, microwave and oven/grill. The hob is a Bosch Black Glass Induction Hob that blends in nicely to the counter top. The kitchen has the perfect amount of cupboard and storage space for everything you might need. The kitchen area away from this is also a good size, we have a kitchen table (bench and chairs) which sits up to 6 people at any one time. This has been great for when you have friends over for dinner and/or drinks!

The flat has a very modern feel all over, including; a spacious bathroom that is tiled with black marble, has a large fitted towel rack, a large bath and shower which is a good size (even for the tallest!). The toilet and hand sink fit well and are nicely spaced out. There is a good-sized cupboard under the bathroom sink, with enough storage space for most. The bathroom is complete with a huge mirror with is the perfect finish! This is a bathroom that will always have that "brand new" feel to it!

Just off the kitchen/dinning area, we have a beautifully modern and slick living room space which is big enough for a double/triple sized sofa and a single arm chair. We also have a large TV and living room table. The room really is lovely with natural sunlight that shines through the double glazed balcony doors. The door leads onto a balcony with space ample to design it how you would like! We have your own 2 person balcony sofa as well as a table and chair set.

Off of the living room area, there is also a large double bedroom, which again welcomes a lot of natural light and air. We have curtains fitted by Hillarys in the bedroom which really gives the bedroom a great feel. As well as room for a double bed, there is also space for wardrobes, chest of draws and a bed side table. This all fits in really well without making the room feel at all cramped.

The location is the final reason this flat is so perfect! Central Cross is roughly 5/10 minutes to the centre of Croydon which boasts a huge number of popular restaurants (independents and chains), bars and pubs. We are less than a 10 minute walk to 3 main train stations East Croydon, West Croydon and South Croydon. We both have family in Balham and Finsbury, direct trains to both locations in less than 30 minutes. I work in London Bridge which is a direct 15 minute train from East Croydon, my fiancé works near Victoria which is just over 10 minutes away on the train (direct train), these all run regularly. There is a Co-op and Tesco supermarket less than 3 minutes away and then a large Morrison's 15 minutes' walk away."

