

Truuli



Coombe Road, Croydon, Surrey, CR0

£270,000 Leasehold

- Two double bedrooms
- Close to the "Restaurant Quarter" and town centre
- Has served as a fantastic rental property
- Separate kitchen
- Third floor
- Secure entry system

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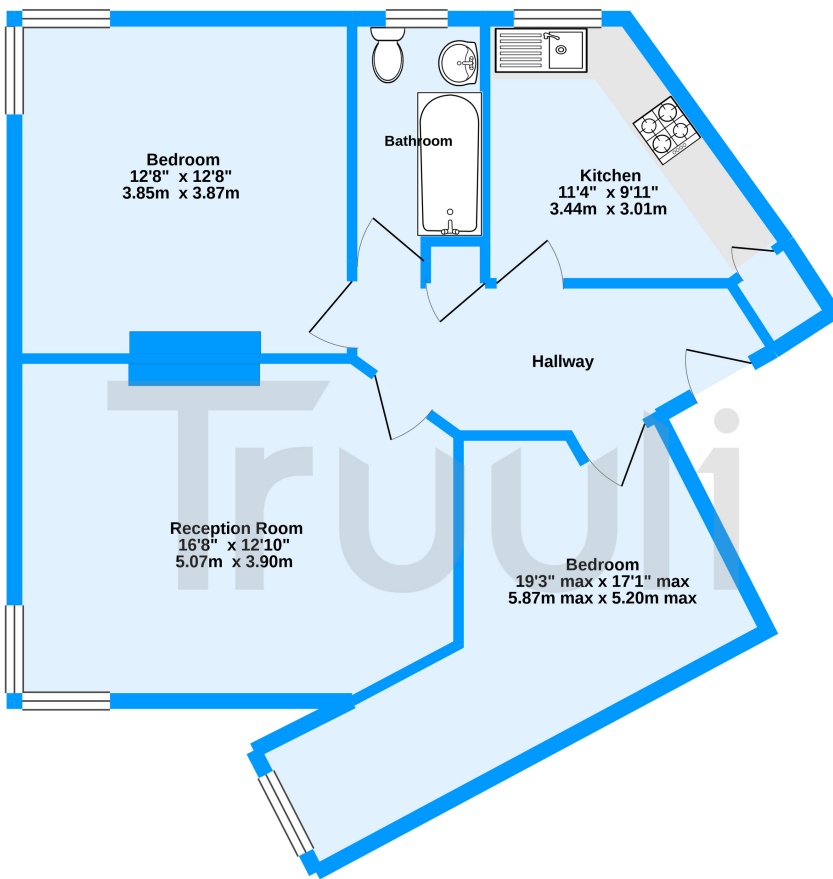
Looking for a well maintained apartment close to the "Restaurant Quarter" and town centre? Look no further!

Thanet house is a well proportioned two bedroom apartment with two double bedrooms making it ideal for multiple uses such as: an office to work from home, a lodger, or perfect to buy with a sibling or friend. There is large living room to host guests as well as dine in and there is a separate kitchen which is a feature that is becoming quite popular amongst buyers. The building itself is robust and is structurally sound so you will not hear your neighbours or have any worries on the maintenance charge side of things.

The property is currently rented out and has been a fantastic rental investment for the current owners, achieving a good return on the yield attracting professional tenants and hardly ever being vacant.

The building is located just off of High Street, allowing you to be within proximity to a number of amenities for food, drink and retail as well as being within reasonable distance to South Croydon, West Croydon and East Croydon Railway Stations for all your transport needs.

Third Floor
715 sq.ft. (66.5 sq.m.) approx.



Thanet Place, Croydon, CR0

TOTAL FLOOR AREA : 715 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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																													
<table border="1"> <tr><td>(92 to 100)</td><td>A</td></tr> <tr><td>(81 to 91)</td><td>B</td></tr> <tr><td>(69 to 80)</td><td>C</td></tr> <tr><td>(55 to 68)</td><td>D</td></tr> <tr><td>(39 to 54)</td><td>E</td></tr> <tr><td>(21 to 38)</td><td>F</td></tr> <tr><td>(1 to 20)</td><td>G</td></tr> </table>		(92 to 100)	A	(81 to 91)	B	(69 to 80)	C	(55 to 68)	D	(39 to 54)	E	(21 to 38)	F	(1 to 20)	G	<table border="1"> <tr><td>(92 to 100)</td><td>A</td></tr> <tr><td>(81 to 91)</td><td>B</td></tr> <tr><td>(69 to 80)</td><td>C</td></tr> <tr><td>(55 to 68)</td><td>D</td></tr> <tr><td>(39 to 54)</td><td>E</td></tr> <tr><td>(21 to 38)</td><td>F</td></tr> <tr><td>(1 to 20)</td><td>G</td></tr> </table>		(92 to 100)	A	(81 to 91)	B	(69 to 80)	C	(55 to 68)	D	(39 to 54)	E	(21 to 38)	F	(1 to 20)	G
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