

Truuli



125a Queens Road, Croydon, Surrey, CR0 2PT

£260,000 Leasehold

- 50% Share of the freehold
- Split level accommodation
- Large eat in kitchen
- Private own entrance
- Walking distance to local recreation grounds
- Easy access of Croydon university hospital

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

Tel: 0330 043 0002

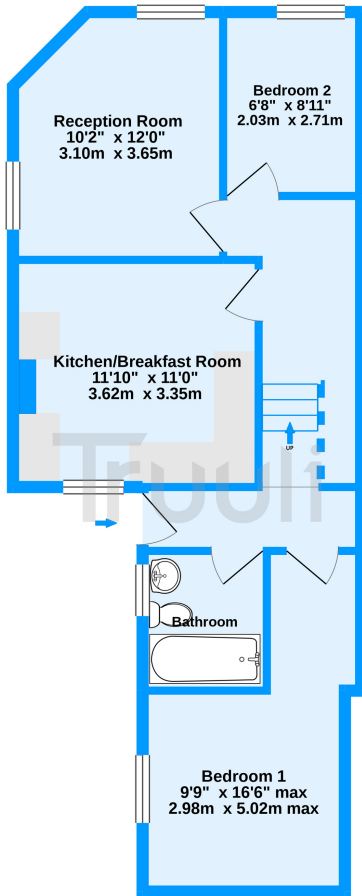
Email: save@truuli.co.uk Web: www.truuli.co.uk

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We are pleased to present to market this spacious first floor maisonette located on Queens road, Croydon. The lovely property is split level, very quirky and needs to be viewed to appreciate its size and sophisticated layout. The property has its own front and has a good size entrance hallway. The master bedroom has a separate lobby area prior to entering the bedroom, which can be used for additional storage or wardrobe space. In the large hallway there is a separate space ideal for a work from home area, leading to a large eat in kitchen/breakfast room. The airy lounge is dual aspect, allowing for a plethora of natural light. Finally, there is a three piece bathroom suite and the second bedroom which is well proportioned and able to accommodate a double bed. The property additionally benefits from being chain free and has a share of freehold. It is close to all amenities and transport links, including Thornton Selhurst, Thornton Heath and West Croydon train stations.

First Floor
577 sq.ft. (53.6 sq.m.) approx.



Queen's Road, Croydon, CR0

TOTAL FLOOR AREA: 577 sq.ft. (53.6 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	Predicted	
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		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
	78		0
	67		
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	

