

Truuli



Kingfisher Court, Wandle Road, Croydon, Surrey, CR0

£265,000 Leasehold

- Shared ownership
- Access to two communal roof top terraces
- Close to all local amenities
- Close to South Croydon's popular restaurant quarter
- Top floor apartment
- Juliette balcony
- Large double bedroom
- Built in storage

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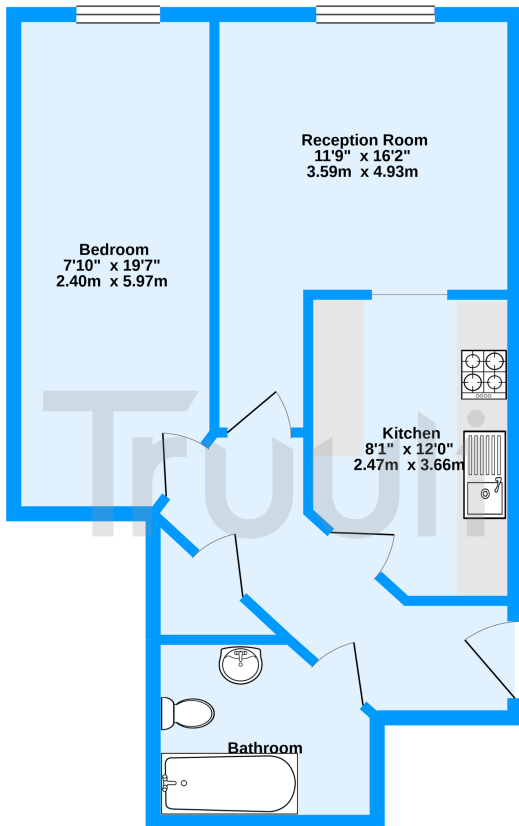
Vendor's comments: "I have owned this beautiful flat for 13 years and I am the first and only person that has lived here in this time. Within the last five years I have decorated the property throughout.

If I am honest, it was the roof terrace that swung it for me! I loved the layout of my flat too, but after seeing the roof terraces (there are two!), I knew I wanted to live here. It is wonderful in the summer because you can take a couple of chairs up there, some snacks and drinks and relax. The view is great. I live in a great part of Croydon and whilst I am close to all the local amenities, the location of my flat is perfectly situated because it is away from the hustle and bustle of the high street / shopping centre, whilst still being close enough to get to. It is a relatively quiet street and everyone in my building are nice people and get along with each other.

I will miss how easy it is to get to my local gym and the ease of getting to Gatwick. My family live in Cyprus, so Gatwick has always been an easy airport to fly from. I think I will just miss being here in general, it is a lovely flat and I have been here a long time. But I am looking forward to the next place and whoever moves in here will be moving into a very nice home. South Croydon's restaurant quarter has several bars and restaurants within walking distance from here. As soon as you step on to the High Street, there are several different restaurants to choose from in the direction of South Croydon. One of my favourite places to eat is Little Bay. There are 2 nearby gyms, both of which are between a 5-10-minute walk away. Pure Gym is off Surrey Street, and The Gym is towards East Croydon Station. West Croydon shopping centre is between a 5-10 minute walk away - there is lots of choice including Marks and Spencer, H&M, Primark, Topshop/Topman, Curries/PC World, Argos, JD Sports, Footlocker and Office to name but a few. Croydon has great transport links into London, Gatwick, and Brighton. The Thameslink line will take you into London Bridge within 12-15 minutes on the fast train. Southern trains to Victoria take approximately 20 minutes. The Victoria train stops at Clapham Junction (takes approx. 10 minutes) where you can take several connections to other areas in or outside of London. If you fancy trips to Brighton, then a train there will take you just under an hour. And you can be at Gatwick within 15 - 30 minutes (depending on what train you get). When I have caught a flight from Gatwick, it has taken me about an hour door to door. Super quick and easy! Trams from George Street go towards Beckenham or Wimbledon. I have lived here for 13 years and I am ready go move on.

I would like to move slightly further out, into a house with a garden and extra bedroom."

Second Floor
566 sq.ft. (52.6 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	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	81	(69 to 80) C	
(55 to 68) D	81	(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	0
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	

