

# Truuli



## Maple Court, Lower Coombe Street, Croydon, Surrey, CR0

£275,000 Leasehold

- Allocated parking space
- Close to beautiful parks
- Open modern vibes
- Natural light comes into both sides
- Well insulated flat
- Great size kitchen
- Two double bedrooms
- Within close proximity to an array of transport links
- Within easy reach of the popular "Restaurant Quarter"

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

Tel: 0330 043 0002

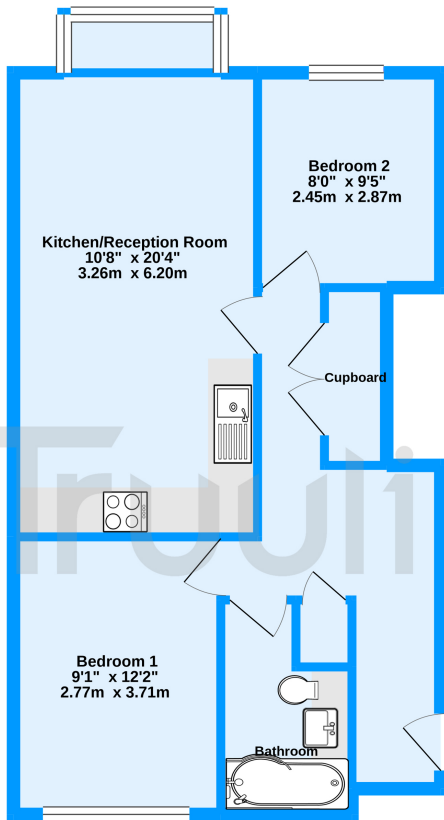
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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My husband Matt is from Croydon originally, so we knew in advance that this is a really nice part of Town. The local restaurants and closeness to Boxpark really swung it for us – our Deliveroo options are INSANE! Before the pandemic we were both commuting every day and it's super easy to get all over London so quickly from East Croydon. But since COVID we've both been working from home so we have adapted our rooms for that, which has gone really well the kitchen/living room is big enough to handle a working space and a chilling space. We also spent more time in the surrounding areas and have appreciated how beautiful our local parks are (Park Hill is my fave and the closest) but you have Lloyd park 10mins walk away and the beautiful Shirley hills (with a fab panoramic view of London) only 20mins walk away. We love the red brick, homely look of the building and that it's not a towering block. The flat itself is such a nice open modern vibe, it's a great size for us as a couple and we knew we could move in and live straight away which worked great for us as busy professionals. Natural light comes into both sides of the flat which is lovely, and we love the entryway and hall, which makes our space feel more luxurious and homely! The kitchen is a great size and the cupboards are huge and spacious! We replaced the dishwasher for a high spec Bosch one... I think I'll miss my beautiful dishwasher the most... haha! We are upsizing because we need two offices for working from home as it becomes the new normal, and we also need a garden for our newest arrival! We are so sad to leave our lovely flat, it has been the perfect first time buyer purchase as it's so self-contained, well insulated and electric only so bills are really manageable. Living here got us through the pandemic and as first time buyers our Mortgage payments ended up a lot lower than what we were paying in rent for a 1 bed flat! We have been so so lucky with our neighbours as well. They are all lovely friendly people – there's a real feeling of community. We are aiming to stay close to this area as commuting is super easy and the parks, restaurants, gyms, pools around us are everything we need - we just love it here.

Second Floor  
603 sq.ft. (56.0 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>		(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>		(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>80</b>		<b>0</b>
	<b>62</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

