

Truuli



Gillett Road, Thornton Heath, Surrey, CR7

£250,000 Leasehold

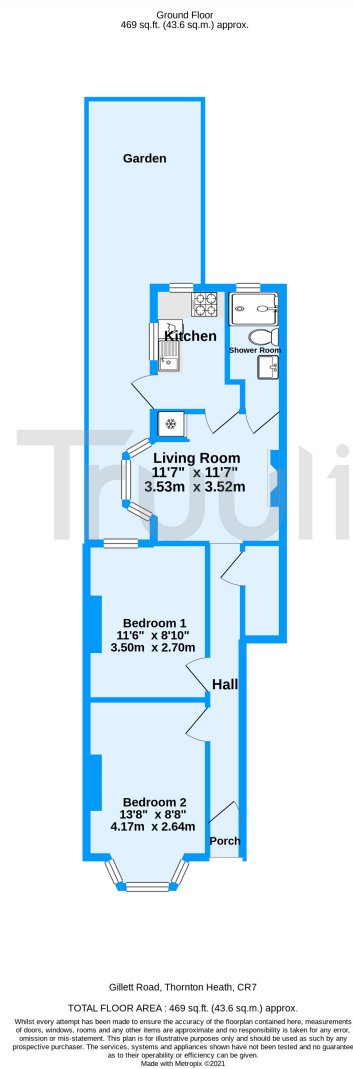
- Your own front door
- Private rear garden
- Prime high street location
- Close to Green spaces of Grangewood Nature park
- Ideal first time buy or rental investment
- Chain free property


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

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Agents comments A well proportioned two bedroom ground floor maisonette presented to the market with no onward chain. The property offers bright and spacious accommodation throughout, comprising; own front door, entrance hall leading to the bright and spacious reception room with side aspect bay and access to the kitchen. The kitchen has a range of wall and base units with work surfaces incorporating single drainer sink unit and ample space for appliances. There are two well sized double bedrooms, with two front aspect windows to the master, and a shower room. The property is conveniently located within easy access of Thornton Heath station providing excellent links into Central London, and is close to an array of shops and amenities on the High Street. Nearby Croydon town centre provides a larger variety of shops, bars, restaurants and leisure facilities. Representing a superb first time purchase or investment opportunity, viewings of this fantastic maisonette are highly recommended.



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	68	71		(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	
England, Wales & N.Ireland		EU Directive 2002/91/EC		England, Wales & N.Ireland	
					
				EU Directive 2002/91/EC	
				