

# Truuli



## Avondale Road, South Croydon, Surrey, CR2

£180,000 Leasehold

- New lease upon completion
- No onward chain
- One double bedroom
- In need of cosmetic work throughout
- Period building
- Sought after location

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

Tel: 0330 043 0002

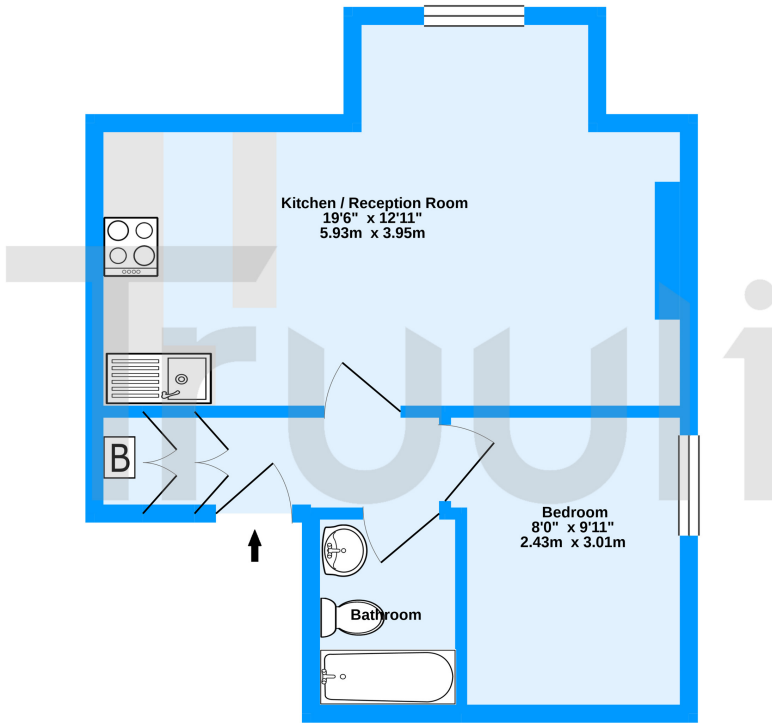
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Avondale Road, South Croydon, Surrey, CR2

£180,000 Leasehold

Situated on a residential road in South Croydon, this one bedroom top floor flat is presented to the market with no onward chain. The property comprises: three piece bathroom suite, a double bedroom, an open plan kitchen and living room. The property itself needs some slight cosmetic modernisation throughout and is ideal for the new owner to put their own stamp on. Upon completion the owner will be granted with a new lease and is offered to the market with no onward chain. Avondale Road is a highly regarded road in Croydon and is within easy reach to both Sanderstead & South Croydon Rail Station and close to an array of shops for all your needs.

Second Floor  
354 sq.ft. (32.9 sq.m.) approx.



Avondale Road, Croydon, CR2  
TOTAL FLOOR AREA - 354 sq.ft. (32.9 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 <sub>2</sub> ) Rating	
Current	Potential	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>	54	(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>	0
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC	

