

Truuli



Blenheim Crescent, South Croydon, Surrey, CR2

£350,000 Freehold

- Three double bedrooms
- Freehold maisonette
- Separate garage
- Residential road
- Bright and airy throughout
- In need of cosmetic work throughout
- Built in storage

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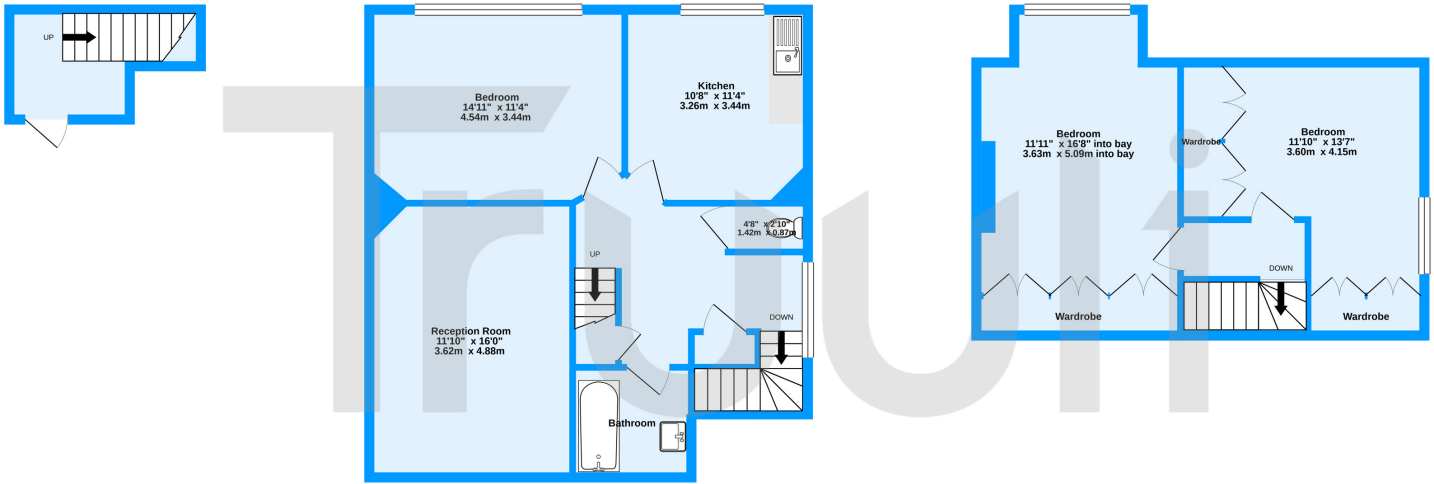
£350,000 Freehold

A rare opportunity to acquire a spacious freehold flat on a residential location in South Croydon. Occupying over 1100 sqft of living space across the first and second floor of the building the property comprises: a large reception room, a kitchen, a bathroom with a separate WC and three double bedrooms (two of which have built-in storage). The property is bright and airy throughout and offers the buyer the opportunity to put their own cosmetic touch throughout. There is also a garage separate to the property and the buyer shall be acquiring the whole freehold. Blenheim Crescent is located just off of Brighton Road which has an array of amenities and is within close proximity to Purley Oaks, Sanderstead and South Croydon Rail Stations

Ground Floor Entrance
59 sq.ft. (5.5 sq.m.) approx.

1st Floor
669 sq.ft. (62.1 sq.m.) approx.

2nd Floor
436 sq.ft. (40.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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	Current	Predicted
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	74		0
<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>	

