

Truuli



Peebles Court, Whitestone Way, Croydon, Surrey, CR0

£350,000 Leasehold

- Two double bedrooms
- En suite bathroom
- Secure allocated parking
- Concierge service
- Close to Purley Retail park
- Within close proximity to Wandle Park and the Tram Stop
- More outside space than similar properties in the development
- Open plan kitchen, dining and living room

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

Tel: 0330 043 0002

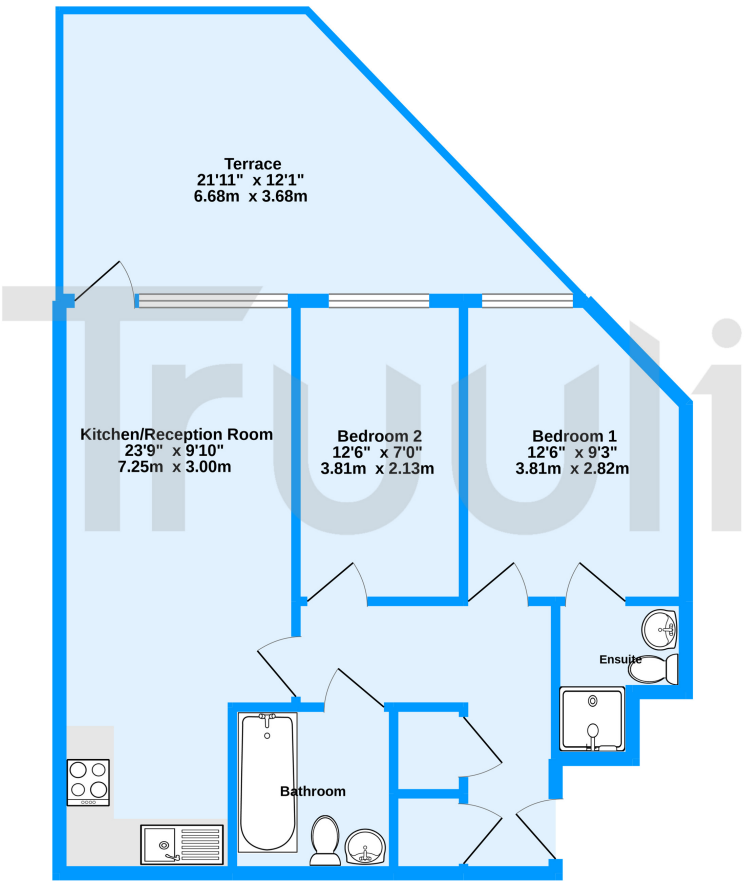
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's comments: "I bought this flat as a new build in 2010 thinking that I'd probably only stay for a few years before moving on, but here we are nearly 12 years later only now ready to make that move."

Second Floor
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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.
Made with Metroplan 12/2022

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			(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	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	83	83	EU Directive 2002/91/EC	0
England, Wales & N.Ireland			England, Wales & N.Ireland	

