

Truuli



Burway Close, South Croydon, Surrey, CR2

£240,000 Leasehold

- Bright and airy flat
- All white goods in the kitchen are included
- Neighbours in the block are all friendly and helpful
- Within walking distance between South Croydon Station and Sanderstead Station
- Close to green spaces
- Communal garden area
- Own parking space with two private visitor bays available
- Walking distance to South Croydon restaurant quarter
- Bike storage available

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

Tel: 0330 043 0002

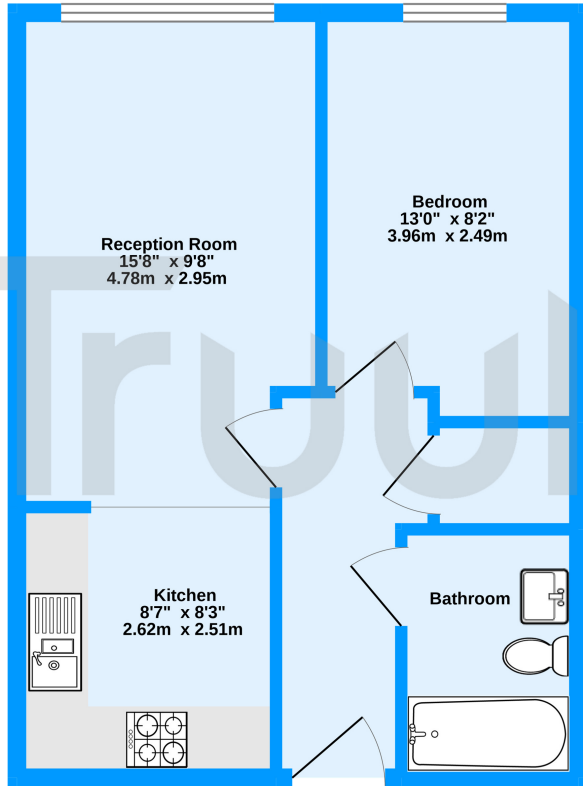
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's comment's "In the 5 years I've lived at my flat I can honestly say I've loved it. It's a cosy, lovely bright and airy flat, with big windows, a good size living room and kitchen and a good size bedroom and bathroom, and great extra space in the storage/boiler room. All the white goods in the kitchen are included which also makes life easier and the flat is on the top floor, which means it's nice and quiet too.

Second Floor
433 sq.ft. (40.2 sq.m.) approx.



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TOTAL FLOOR AREA : 433 sq.ft. (40.2 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	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>	
	80		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>	

