

Truuli



Mansfield Road, South Croydon, Surrey, CR2

£250,000 Leasehold

- No chain
- Two double bedrooms
- Off street parking
- Brand new lease upon completion
- Loft space
- Large reception room
- Residential road
- Close to the "Restaurant Quarter" and town centre

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

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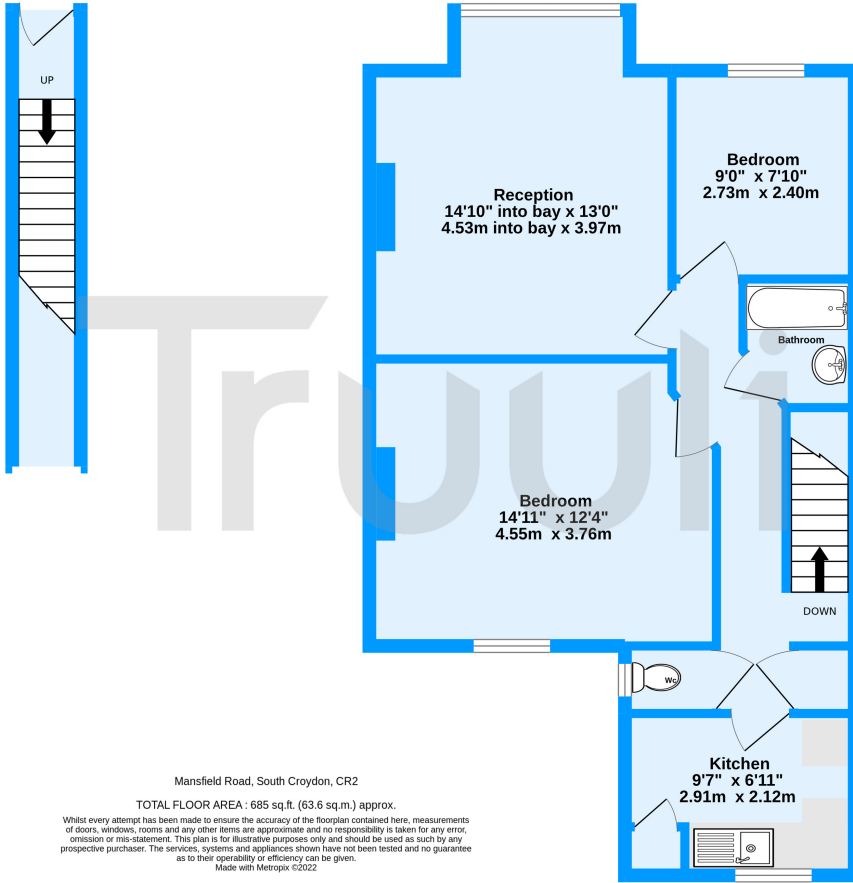
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This spacious first-floor maisonette is presented to the market with no onward chain.

Ground Floor Entrance
68 sq.ft. (6.4 sq.m.) approx.

First Floor
627 sq.ft. (58.3 sq.m.) approx.



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TOTAL FLOOR AREA: 685 sq.ft. (63.6 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	
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	
	76		0
	66		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

