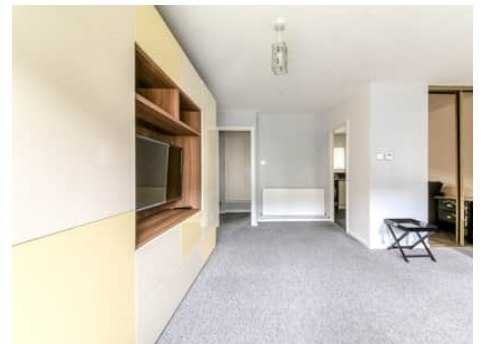


Truuli



Southbridge Road, Croydon, Surrey, CR0

£180,000 Leasehold

- Secure building
- Allocated, off-street Parking
- Great location for commuting and transport links
- Close proximity to the "Restaurant Quarter"
- No chain
- Green spaces nearby
- Great condition throughout
- Built in storage

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

Tel: 0330 043 0002

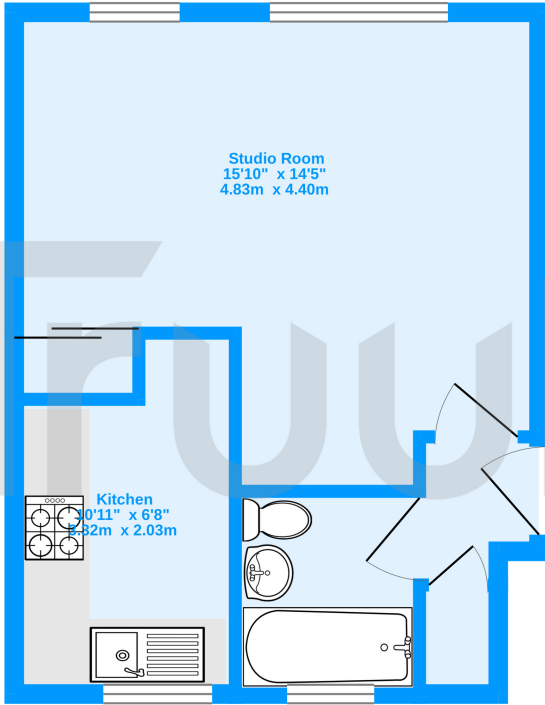
Email: save@truuli.co.uk Web: www.truuli.co.uk

Southbridge Road, Croydon, Surrey, CR0

£180,000 Leasehold

Vendor's comments: "When I was looking for somewhere to buy 8 years ago I had almost given up hope until I came upon this place. As I don't drive it was important for me to find somewhere which was within walking distance to the train station and this was ideal as it is just a 10 minute walk to South Croydon station and a 20 minute walk to East Croydon station. Buses and tram services are also within short walking distance. If you have a car the Brighton Road is easily accessible, which gives direct convenient access to the M25 and Gatwick airport."

Ground Floor
320 sq.ft. (29.7 sq.m.) approx.



Southbridge Road, Croydon, CR0
TOTAL FLOOR AREA: 320 sq.ft. (29.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

