

Truuli



Woodstock Road, Croydon, Surrey, CR0

£230,000 Leasehold

- Renovated to a high standard
- Quartz kitchen work top
- Underfloor heating in the bathroom
- High ceilings
- Close to the "Restaurant Quarter"
- Quiet and peaceful road
- Easy access to both East Croydon Station and South Croydon Rail Station

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

Tel: 0330 043 0002

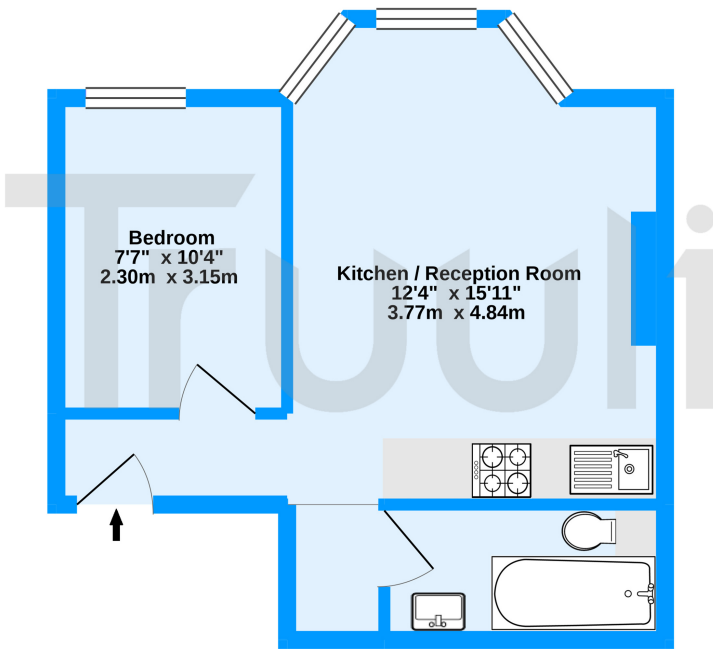
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's comments: "Having lived in the property for three years we have loved every moment here. The flat has been renovated to a high standard with a stunning quartz kitchen worktop, wooden floors and underfloor heating in the bathroom. The property has high ceilings and a big bay window in the open plan kitchen and living room that lets in so much light. It is a very quiet and peaceful road to live on and you are less than a ten 10 minute walk to both East and South Croydon, perfect for work if you commute to London. There are also numerous parks nearby and we love the restaurant quarter."

First Floor
335 sq.ft. (31.1 sq.m.) approx.



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TOTAL FLOOR AREA: 335 sq.ft. (31.1 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.
Made with Measure 3/2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	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	
	63		70
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

