

# Truuli



## St Peters Road, Croydon, Surrey, CR0

£350,000 Leasehold

- Three double bedrooms
- Communal outdoor space
- Close to the "Restaurant Quarter" and town centre
- Parking available
- Great transport links
- Park Hill and Lloyd Park are close by
- Separate W.C
- Storage throughout

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

Tel: 0330 043 0002

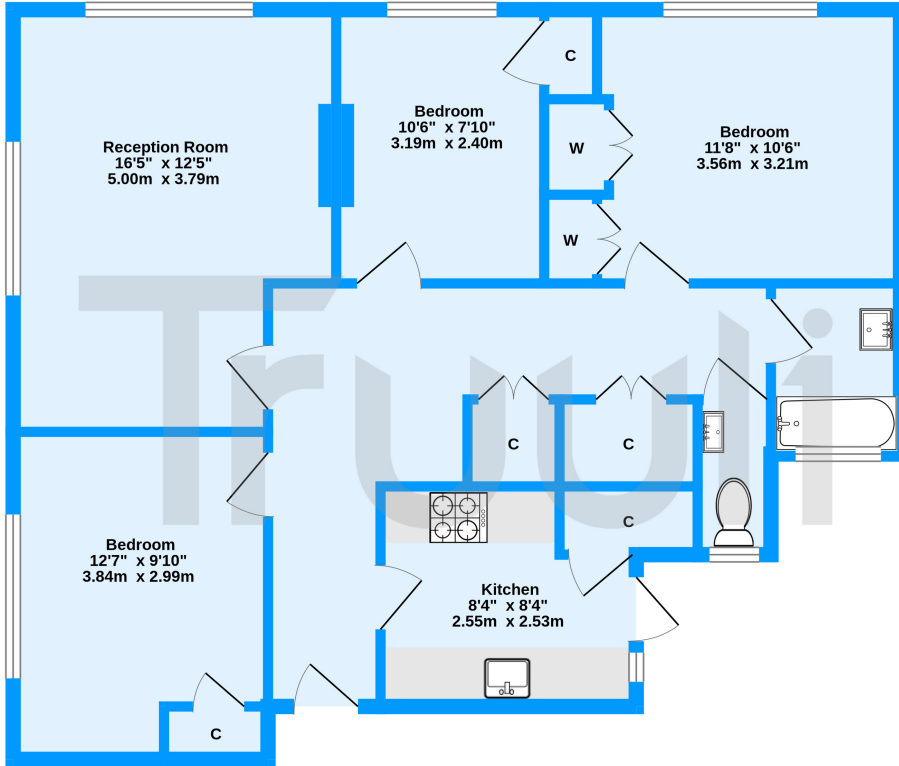
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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\*\*\*Vendor's comments:\*\*\* "We were previously living in a one bed flat in Herne Hill and wanted something bigger. We initially looked around that area but found we couldn't get much for our money and all the places we saw, had such little storage place. We extended our search to Croydon and immediately fell in love with the flat."

First Floor  
853 sq.ft. (79.2 sq.m.) approx.



Elmhurst Court, St. Peters Road, Croydon, CR0  
TOTAL FLOOR AREA: 853 sq.ft. (79.2 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

