

Truuli



Moreton Road, South Croydon, Surrey, CR2

£200,000 Leasehold

- Direct access to communal garden
- Chain free
- Ground floor flat
- Has been upgraded over time
- Convenient location for a variety of transport options

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

Tel: 0330 043 0002

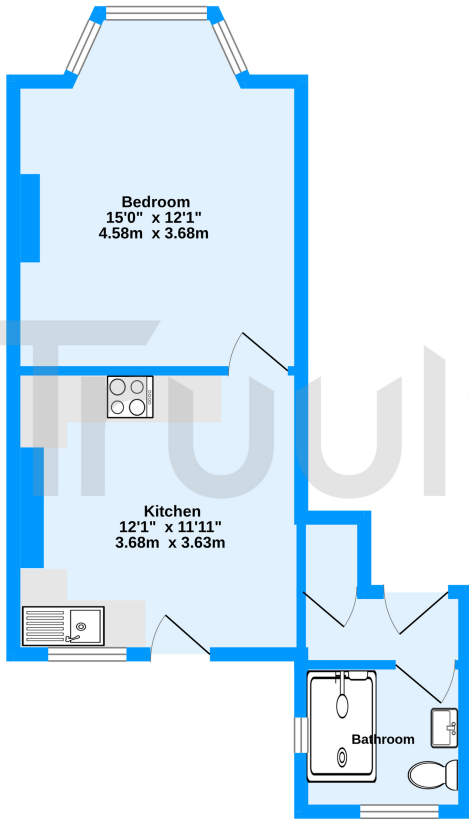
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's Comments: "During my first visit to the flat, over two years ago, I was instantly drawn to the amount of natural light that floods into the property. The building is east facing with high ceilings, characteristic for the period, a large bay window in the bedroom with direct access to the garden. I wasn't so familiar with the area but noticed how quiet and peaceful the residential road is. It's the first property to get me onto the ladder and I feel lucky to have found it!"

Ground Floor
372 sq.ft. (34.6 sq.m.) approx.



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TOTAL FLOOR AREA: 372 sq.ft. (34.6 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			73
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

