

# Truuli



## St James Place, Normanton Road, South Croydon, Surrey, CR2

£325,000 Leasehold

- Top floor flat with loft storage
- Two double bedrooms
- Two bathrooms
- Allocated, off-street parking
- Tree lined road
- Communal gardens
- Within close proximity to an array of parks and amenities
- Light and airy throughout
- Juliette balcony

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

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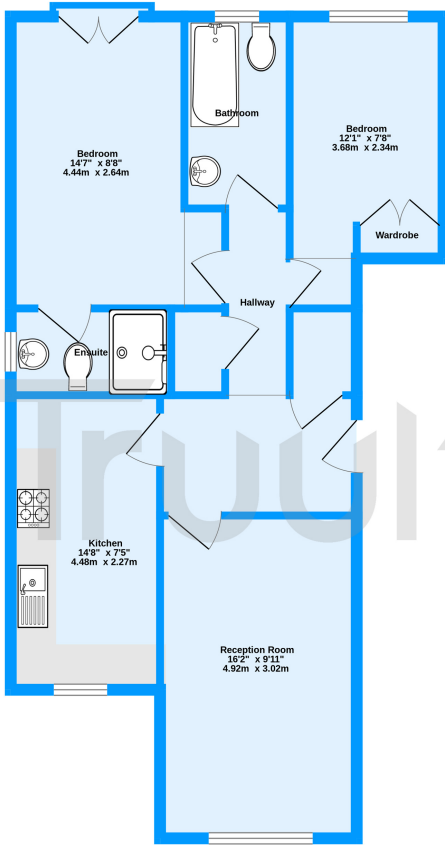
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\*\*\*Vendor's comments: \*\*\* "The flats were built in 2000. I bought in 2007. In the 16 years I owned it, I lived in it for 9 years and rented out for 6 years when I was working overseas.

The flat would ideally suit a first-time buyer looking to buy an affordable home and get onto the property ladder. It would also suit someone buying to let. The rental value has always been competitive; I never waited more than a few weeks to find tenants."

Third Floor  
705 sq.ft. (65.5 sq.m.) approx.



St James Place, South Croydon, CR2

TOTAL FLOOR AREA: 705 sq.ft. (65.5 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	<b>77</b>
(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	

