

# Truuli



## Waddon Road, Croydon, Surrey, CR0

£1,400 pcm Freehold

- Two bedroom ground floor flat
- Private garden
- Close proximity of Wandle train station and local amenities
- Property presented part furnished
- Gas central heating & double glazing
- Separate eat in kitchen
- Light and airy feel throughout
- Ample built-in storage
- Available immediately

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# Waddon Road, Croydon, Surrey, CR0

£1,400 pcm Freehold

Well-presented one-bedroom garden flat in the heart of Croydon on Waddon Road is available immediately.

The property is light and airy throughout and has one large double bedroom, a separate large eat-in kitchen, a three-piece family bathroom and a private rear garden. Further benefits include; high ceilings, off-street parking, wooden floors throughout, double-glazed windows, gas central heating and ample storage space.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	75	79
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

