

Truuli



Milton Avenue, Croydon, Surrey, CR0 2BP

290000 £290,000 Leasehold

- Purpose built apartment
- Excellent decorative order
- Entry phone system
- One double bedroom
- Walking distance to East Croydon train station
- Modern fitted kitchen with integrated appliance

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

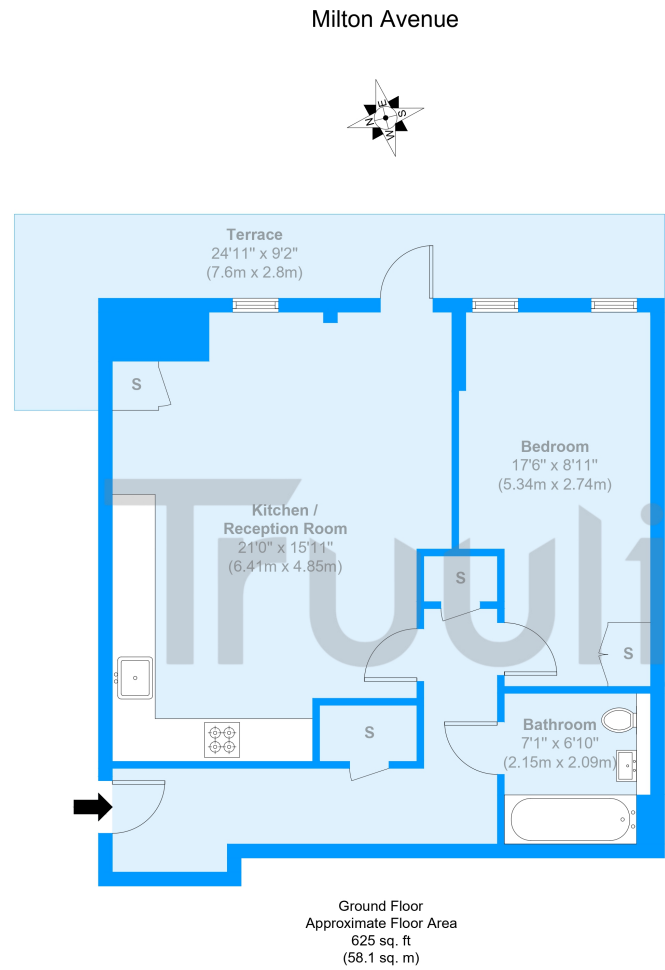
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor comments "I felt immediately at home the first time I stepped insider this flat. I had previously viewed a lot of other properties and none of them ticked all the boxes in the same way as this one. I have been very lucky to call my flat my first home, it has been my quiet space and also allowed me the freedom to entertain friends and family.

I often use my flower-filled patio and the communal garden to relax. There has been a lot of laughter and many wonderful memories made here in the last 5 years. It's now time for me to move on and live a little closer to my family of growing nieces and nephews."



Approximate Gross Internal Area = 58.1 sq m / 625 sq ft
Terrace = 11 sq m / 118 sq ft
Total = 69.1 sq m / 743 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	83	83
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

