

Truuli



Lynden Hyrst, Addiscombe Road, Croydon, Surrey, CR0 5PD

325000 £325,000 Share of Freehold

- Share of freehold
- Long lease
- communal garden
- Second floor flat
- Off street parking
- Two double bedrooms
- Close to transport & local amenities
- Garage en bloc

Southbridge Place, Surrey, CR0 4HA

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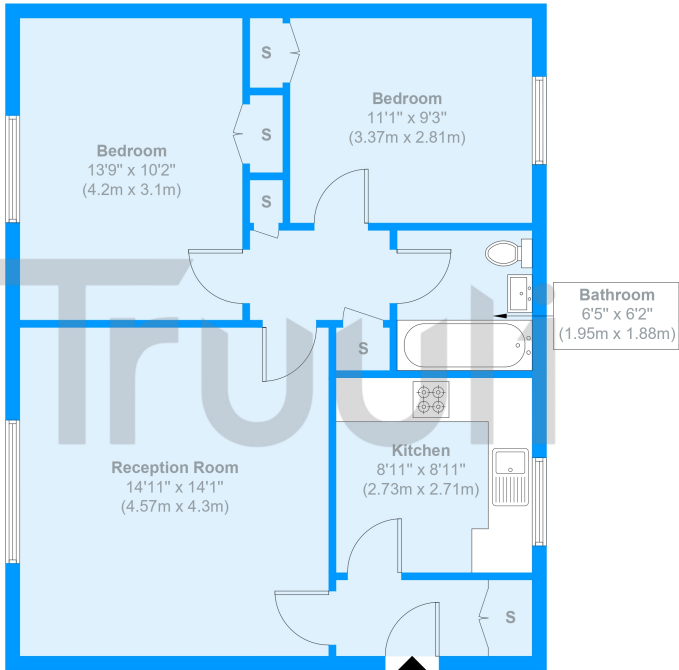
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*** Vendor comments: " *** "My first home! A place that has been everything I dreamt of and more. This bright, modern, and spacious flat is located in a prime location, set within one of the most desirable blocks in the area, where charm and community spirit meet.

Surrounded by beautifully maintained communal gardens and a warm, welcoming neighbourhood, it offers an affordable yet high-quality lifestyle.

We've created countless joyful memories here and look back on them with a smile on our faces. As we move onto new pastures with dreams of an expanding family, I'm excited and content to pass this wonderful property on to new owners, who can realise their dreams of ownership, make it their own and build lasting memories."

Addiscombe Road



Second Floor
Approximate Floor Area
680 sq. ft
(63.2 sq. m)

Approximate Gross Internal Area = 63.2 sq m / 680 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+)	60	78
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		

