

# Truuli



## Hardcastle Close, Croydon, Surrey, CR0

£200,000 Leasehold

- Close proximity to Blackhorse Lane Tram and Norwood Junction Overground Station
- No onward chain
- Open plan kitchen and living area
- Residential close
- Double bedroom with storage
- Storage throughout

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

Tel: 0330 043 0002

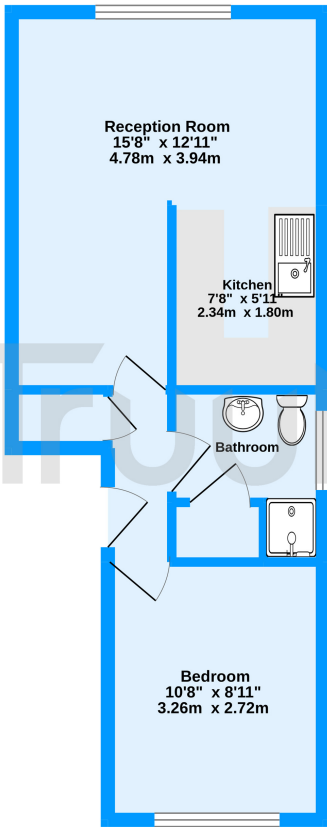
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Hardcastle Close, Croydon, Surrey, CR0

£200,000 Leasehold

Set within a peaceful close, this one-bedroom apartment is available to view immediately.

First Floor  
371 sq.ft. (34.5 sq.m.) approx.



Hardcastle Close, Croydon, CR0

TOTAL FLOOR AREA: 371 sq.ft. (34.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 77        |
| (55-68)                                     | <b>D</b> | 60                      |           |
| (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 |           |

