

# Truuli



## Tudor Court, Connersville Way, Croydon, Surrey, CR0 4FR

£300,000 Leasehold

- Stylish bathroom and master en-suite
- Modern two bedroom first floor apartment
- Close to Wandle Park tram and amenities
- Well presented with modern interiors throughout
- Allocated parking space
- Easy access Croydon town centre
- Security entry call
- Popular New South Quarter development
- Bright and spacious open plan reception/kitchen
- Lease 145 years

Southbridge Place, Surrey, CR0 4HA

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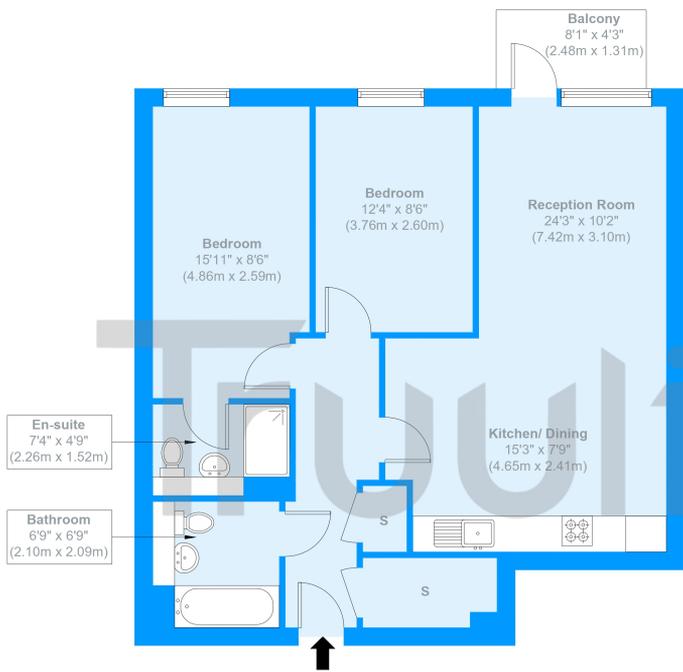
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\*\*\*Vendor's comments\*\*\* "It's not just a house — it's a home. I purchased this property seven years ago, and have since met my now wife. We've started a family here and have a two-year-old who is very happy growing sunflowers and vegetables on our balcony.

This property has been perfectly located for us to commute to work, with a convenient and frequent tram just a stone's throw away. This has been great for us both as young professionals and now as a young family."

Connersville Way



First Floor  
Approximate Floor Area  
718 sq. ft  
(66.7 sq. m)

Approximate Gross Internal Area = 66.7 sq m / 718 sq ft

Balcony = 3.22 sq m / 34 sq ft

Total = 69.92 sq m / 752 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+)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</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	

