



Shrublands Avenue, Croydon, Surrey, CR0 8JD

£220,000 Leasehold

- Spacious first-floor flat within a well-maintained purpose-built development
- Generous living area with excellent natural light, ideal for relaxing or entertaining
- Two well-proportioned bedrooms offering flexible space for home working or storage
- Ample built-in storage throughout, a valuable and practical feature
- Access to attractive communal gardens, perfect for outdoor enjoyment in warmer months
- Convenient location close to local amenities and well-connected

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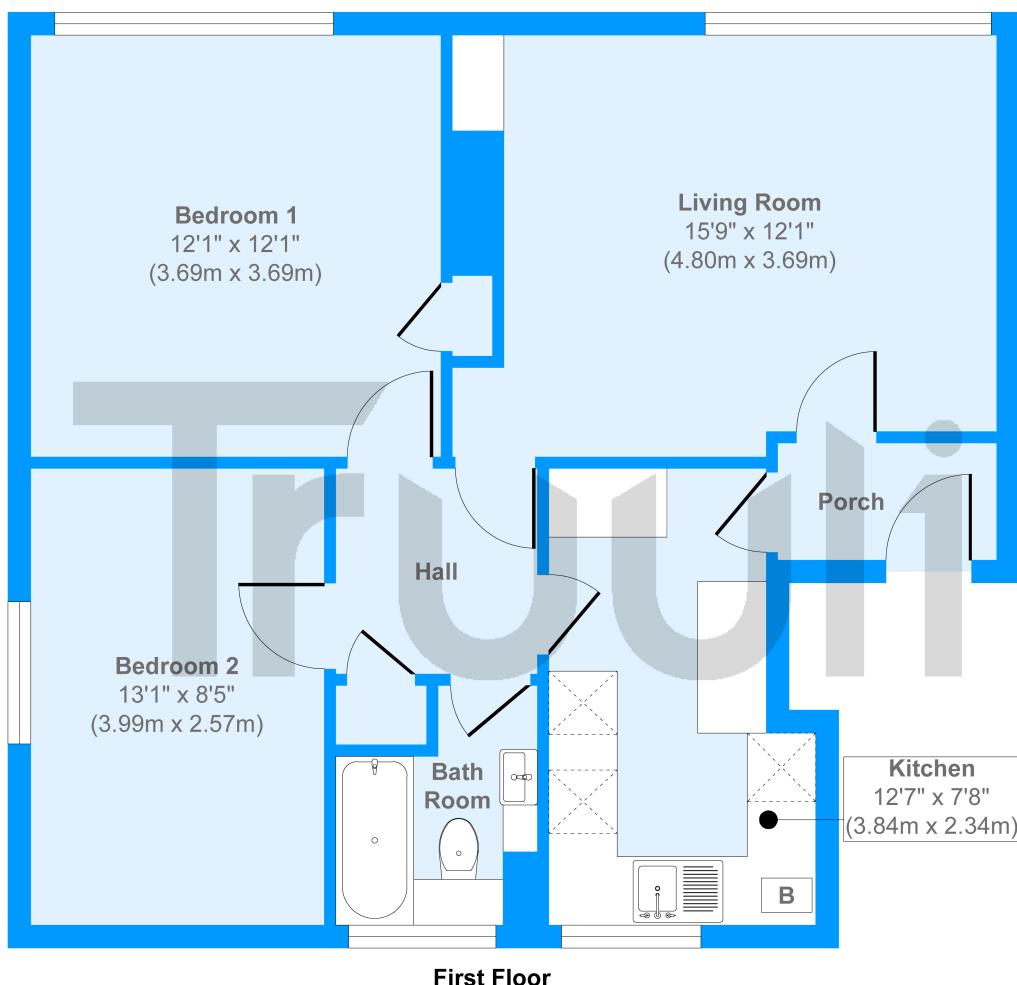
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Set within a well-kept, purpose-built development, this bright and spacious first-floor flat offers an easy, comfortable lifestyle in a location that keeps everything within reach.

From the moment you step inside, the sense of space and natural light creates a warm and welcoming atmosphere, perfect for both relaxing and entertaining.

Shrublands Avenue



Approx. Gross Internal Floor Area 647 sq. ft / 60.10 sq. m

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	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

