

Truuli



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

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

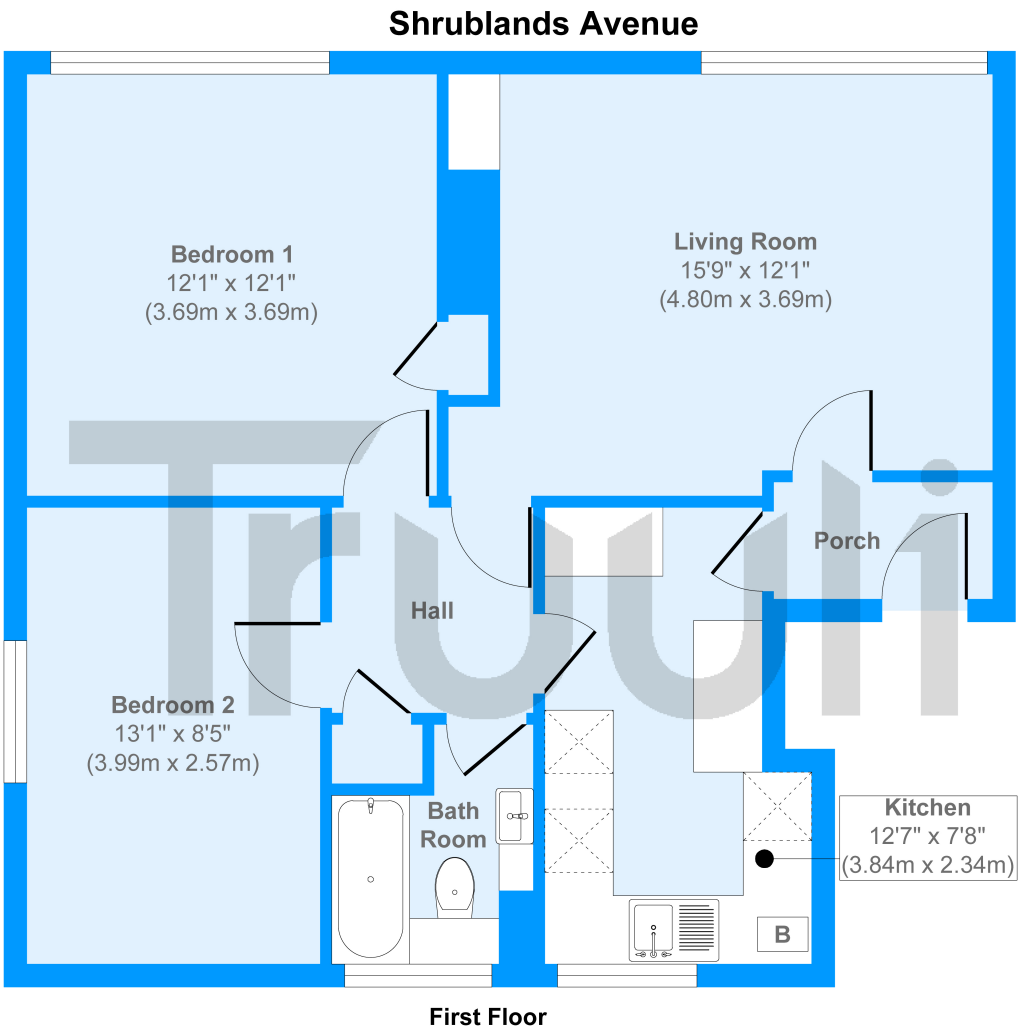
Email: save@truuli.co.uk Web: www.truuli.co.uk

Shrublands Avenue, Croydon, Surrey, CR0 8JD

£220,000 Leasehold

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.



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+)	74	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	74	80
D		
(39-54)		
E		
(21-38)		
F		
(1-20)	74	80
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

