

Truuli



Lynne Court, Birdhurst Road, South Croydon, Surrey, CR2 7EA

£300,000 Share of Freehold

- Ground floor apartment
- Two double bedrooms
- Separate kitchen
- Entrance hall with built in storage
- Three piece bathroom suite
- Share of freehold
- Selection of parks nearby
- Close proximity to South Croydon Rail Station and the "Restaurant Quarter"
- Visitor parking available (subject to availability)
- Well maintain communal areas

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

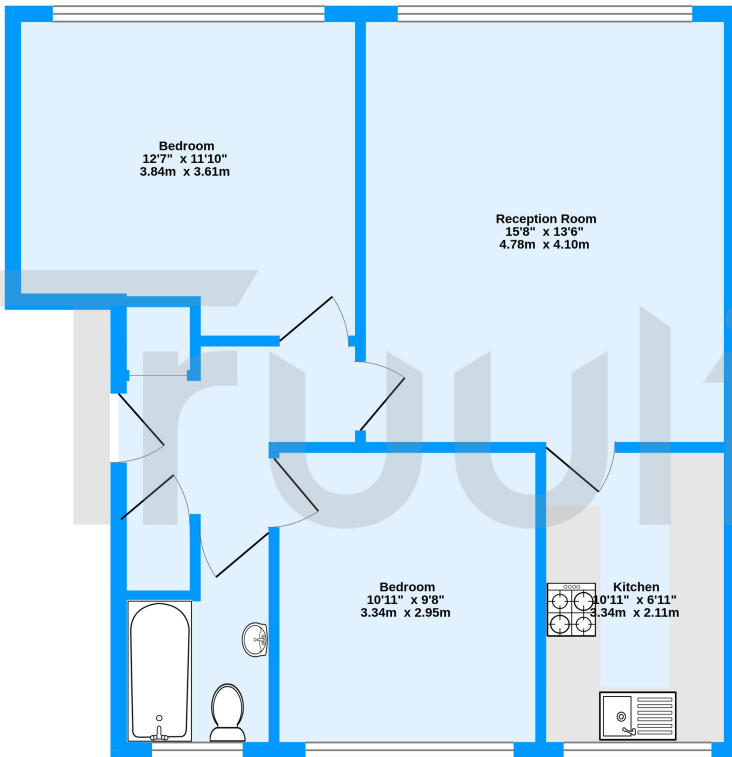
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's comments: "My sister and I bought the flat sixteen years ago, and since then either one or both of us have lived here. It was the perfect choice for us. We immediately loved the layout, spacious feel, the abundance of natural light, and the fact that it's on Birdhurst Road. Finding somewhere with two large bedrooms, lots of storage space, plus a garage was a real bonus. Commuting to London and travelling to Gatwick or the South Coast is a breeze, with East and South Croydon stations, bus stops and Tramlink just a few minutes away."

Ground Floor
632 sq.ft. (58.7 sq.m.) approx.



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TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(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	

