

Truuli



Queens Mansion, Brighton Road, South Croydon, Surrey, CR2 6AA

£200,000 Leasehold

- Charming 1923 period features adding warmth and character.
- Long 137-year lease with no ground rent.
- Service Charge- £75 per year
- Extensive eaves storage
- Bright top-floor flat
- Calm and relaxing despite being above a main road.
- Short walk to South Croydon station; bus stop at the door
- Low £75 monthly maintenance charge.
- Vibrant area with restaurants, shops, pubs, and parks nearby.

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This charming top-floor one-bedroom flat, built in 1923, has been lovingly owned since the early 1980s and has always been described as a "little big happy home". Its bright, welcoming feel is immediate, with natural light flowing through every room thanks to proper windows throughout, including the bathroom.

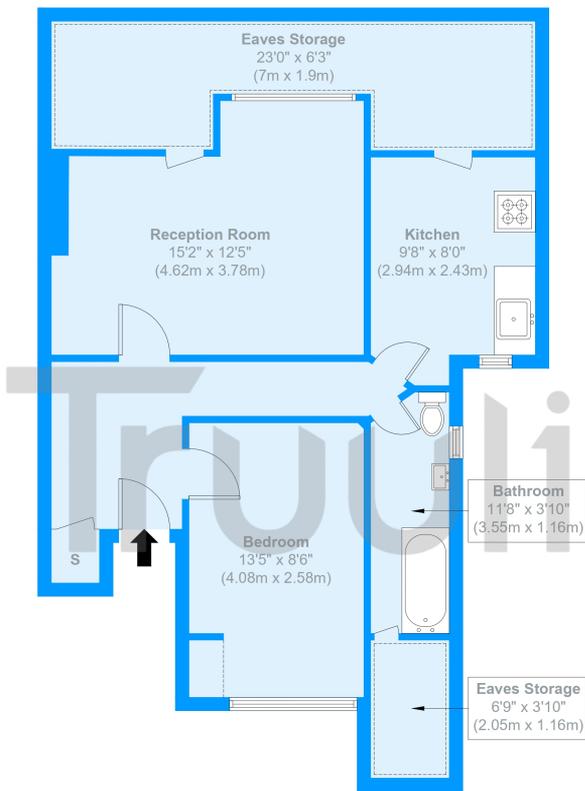
The layout feels surprisingly spacious and being on the top floor means complete peace with no noise from above. Despite its position above a busy road, the flat has always offered a calm and relaxing retreat. A standout feature is the extensive eaves storage an invaluable benefit rarely found in similar properties. The flat also retains original period features that add warmth and character.

South Croydon offers a friendly, almost village-like atmosphere, with independent shops, excellent restaurants along South End, great pubs, and beautiful parks all close by. Transport links are exceptional: South Croydon station is a short stroll away and a bus stop sits right outside the main door, making car-free living effortless.

The building comprises twelve flats under the same freeholder. With 137 years remaining on the lease, no ground rent and a modest £75 monthly maintenance charge, the flat is economical and easy to run, benefiting from a gas boiler, smart meter and water meter.

Queens Mansion

 = Reduced headroom below 1.5m / 5'0"



Third Floor
Approximate Floor Area
501 sq. ft
(46.5 sq. m)

Approximate Gross Internal Area = 46.5 sq m / 501 sq ft
Restricted head height / Eaves Storage = 14.6 sq m / 157 sq ft
Total = 61.1 sq m / 658 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

used for illustrative purposes only. The plan has been prepared in accordance with the R... be relied on. Maximum lengths and widths are represented on the floor plan. If mission your own inspection of the property.

