

Truuli



Centrillion Point, Masons Avenue, Croydon, Surrey, CR0

£300,000 Leasehold

- Stunning views
- Floor to ceiling windows
- Two double bedrooms
- Large open plan living area
- Plenty of storage
- Well insulated flat
- Secure block with concierge
- Quick access to Central London
- No onward chain

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

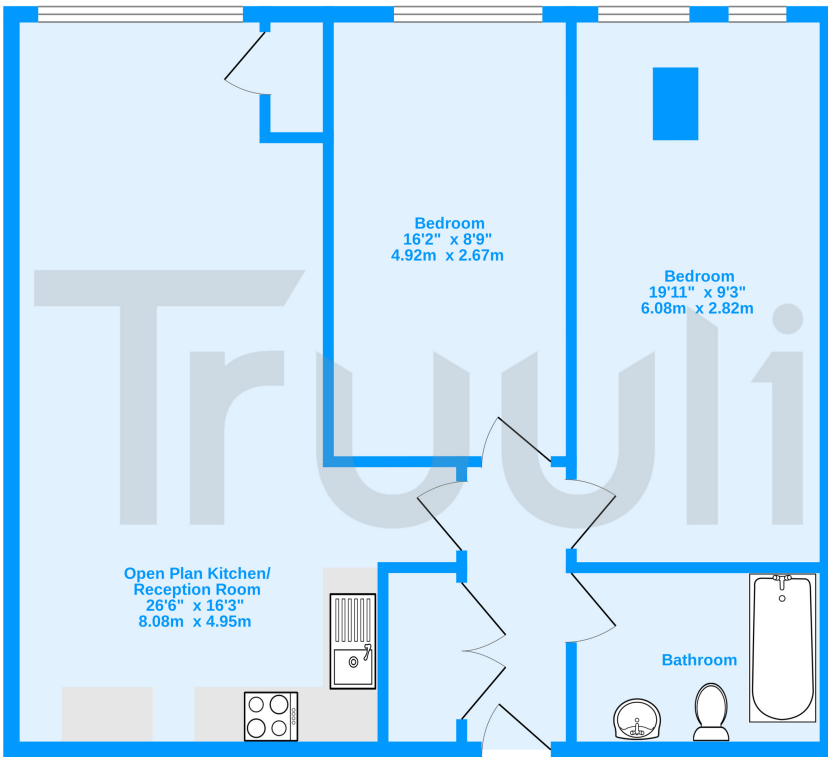
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor's comments: "When we first walked into this flat for a viewing 10 years ago, we weren't aware of what an amazing neighbourhood it was set in. It won us over at first sight. It had everything that you need from the location, amenities, great transport links and stunning views. As we entered, we immediately loved the bright spacious rooms with the high ceilings and floor-to-ceiling windows. All the rooms are of really good size. We made a lot of use of the space using bright colours and contemporary décor. Most of the rooms were repainted recently. The two generous double bedrooms are much bigger than what we have seen in other properties in London. The bathroom is also a very good size, and we have modernised it recently, changing the flooring, adding a soft close toilet, improving the water pressure and repainting the walls. There is a lot of storage space in the hallway in a double cupboard along with space for a washing machine and there is more space in the separate boiler room. We have added blackout blinds, created a designated space for each area as well as added additional storage in the already generous kitchen area all of which is very easy to keep clean.

Fourth Floor
776 sq.ft. (72.1 sq.m.) approx.



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TOTAL FLOOR AREA: 776 sq.ft. (72.1 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			
(92-100) A			
(81-91) B		82	84
(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	

