

# Truuli



## Addiscombe Road, Croydon, Surrey, CR0 6SN

325000 £325,000 Leasehold

- Three bedroom ground floor flat
- Double glazed windows
- Original parquet floors
- Across the street from Sandilands tram
- Family bathroom and ensuite shower room
- Large windows overlooking the green
- Large separate kitchen with ample cupboards
- Induction hob & electric oven
- Parking permit
- No onward chain

Southbridge Place, Surrey, CR0 4HA

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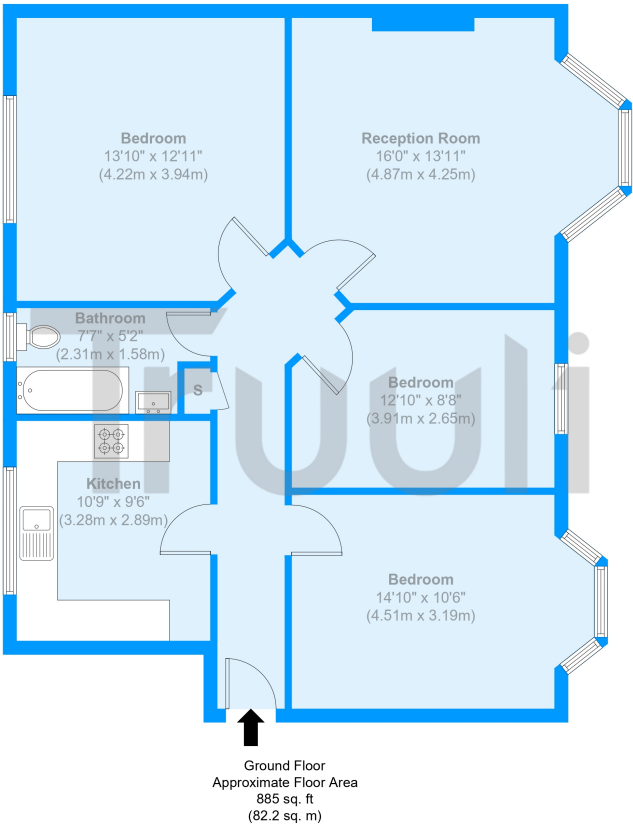
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\*\*\* Vendor comments\*\*\* "I knew this flat was the right home for my mother the moment it came up for sale. As a wheelchair user with a busy lifestyle, she found the ground-floor access and spacious layout ideal. The large windows filled the rooms with light, especially with the lovely views over the communal gardens.

We restored the original parquet flooring ourselves and the flat was fully repainted when she moved in, giving it a fresh, welcoming feel. It was her home for ten happy years until she needed to move closer to family."

Addiscombe Road



Approximate Gross Internal Area = 82.2 sq m / 885 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	80
England, Scotland & Wales		
	EU Directive 2002/91/EC	

