

# Truuli



## Morland Road, Croydon, Surrey, CR0 6HA

£280,000 Leasehold

- Allocated parking
- Communal garden
- Close to East Croydon station
- Long lease
- Low charges
- No onward chain

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

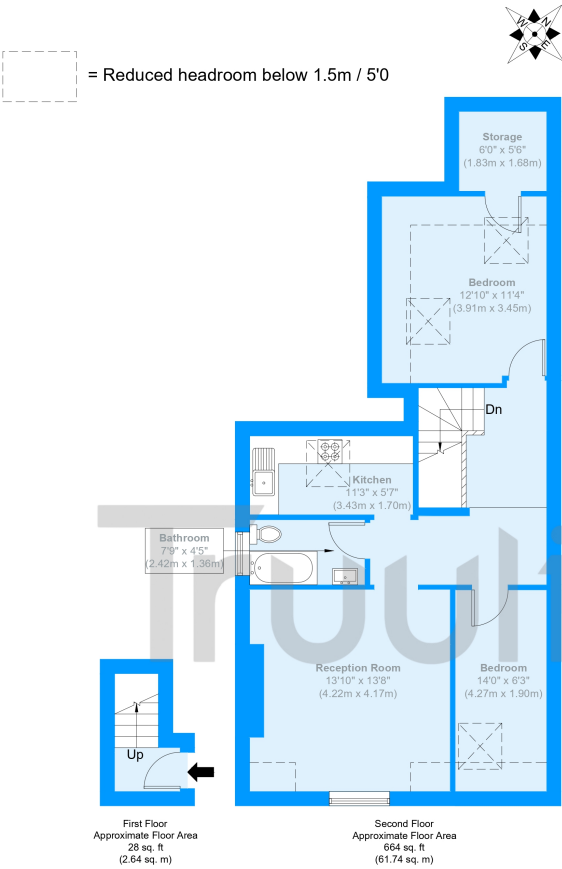
# Morland Road, Croydon, Surrey, CR0 6HA

£280,000 Leasehold

Welcome to this beautifully presented top-floor period conversion, offering the perfect blend of classic charm and modern comfort. Set within an elegant period property, this stunning two-bedroom flat has been recently redecorated throughout and features a light-filled interior with multiple VELUX windows that enhance its spacious, airy feel.

Whether you're a first-time buyer, young professional, or investor, this exceptional property delivers period charm with everyday convenience.

## Morland Road



Approximate Gross Internal Area = 64.38 sq m / 692 sq ft  
Restricted Head Height = 3.07 sq m / 33 sq ft  
Total = 67.45 sq m / 726 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.  
Copyright @ BleuPlan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(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		

