

Truuli



Paton Court, Campbell Road, Croydon, Surrey, CR0

£325,000 Leasehold

- Private rear garden
- Separate outside space from main bedroom
- Modern decor throughout
- En suite shower room to primary bedroom
- High ceilings
- Close proximity to all local transport and amenities
- NHBC warranty still applicable

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

Tel: 0330 043 0002

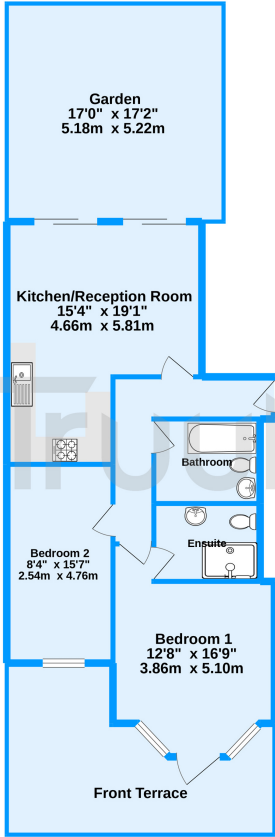
Email: save@truuli.co.uk Web: www.truuli.co.uk

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£325,000 Leasehold

This luxury modern flat located on Campbell Road in Croydon is immediately ready to view! Presented in excellent condition throughout internally the flat comprises of; two double bedrooms (one of which has an en-suite), an open plan kitchen living room, a family bathroom and two private gardens. Campbell road is a popular location that is a short saunter to Croydon town centre with its excellent shopping facilities and transport links.

Ground Floor
723 sq.ft. (67.1 sq.m.) approx.



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TOTAL FLOOR AREA: 723 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Predicted	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C	78	(69 to 80) C	
(55 to 68) D	78	(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	0
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

