

Truuli



Purley Way, Croydon, Surrey, CR0 3FJ

£250,000 Leasehold

- Exceptionally long 994-year lease with remaining NHBC warranty for peace of mind
- Unique soundproof winter garden offering flexible use (office, gym, guest space, dining area)
- First-floor position with no flats below, providing a quiet and private setting
- Spacious, thoughtfully designed layout with excellent storage and a versatile winter garden
- Ample free parking nearby
- Stunning one-bedroom apartment built in 2019 with high-quality finishes throughout

Southbridge Place, Croydon, Surrey, CR0 4HA

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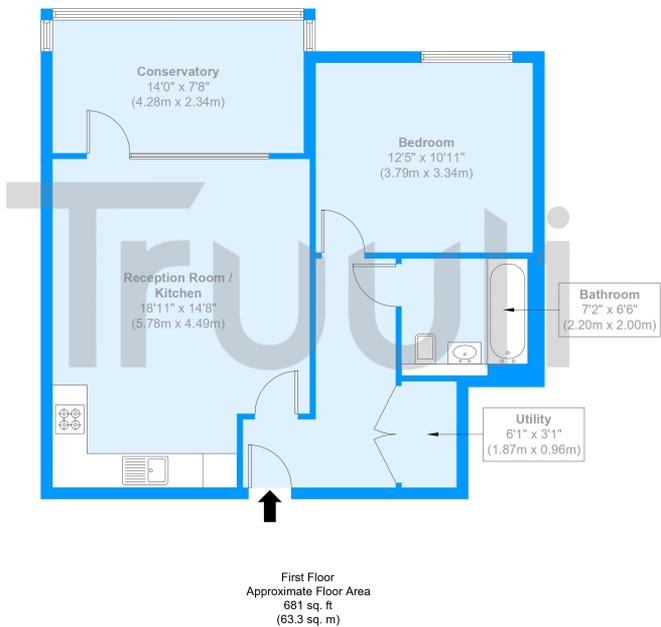
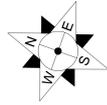
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Vendor comments "Since moving into the property in 2020, it's been a fantastic place to call home. The development itself offered something unique compared to other properties in the area, with abundant space and multi-use winter garden and storage options in the bedroom and utility room that truly helped me put my own stamp on the property.

Supermarkets including Marks & Spencer, Lidl, Sainsbury's and Aldi are all within about 20 minutes on foot. The apartment is also close to North End in Croydon, an area benefiting from ongoing regeneration and investment, with a growing mix of shops, restaurants and leisure venues adding to the vibrant atmosphere of the town centre".

Purley Way



Approximate Gross Internal Area = 63.3 sq m / 681 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+)	A		
(81-91)	B	85	85
(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	

