

# Truuli



## Meadowbridge Court, Princess Road, Croydon, Surrey, CR0 2EY

£280,000 Leasehold

- 115 year lease
- Top floor (second floor)
- Fully refurbished
- Secure entry phone system and communal entrance
- Allocated parking space in a secure garage en bloc
- Transport links and shops nearby
- Private well maintained development
- No onward chain

Southbridge Place, Croydon, Surrey, CR0 4HA

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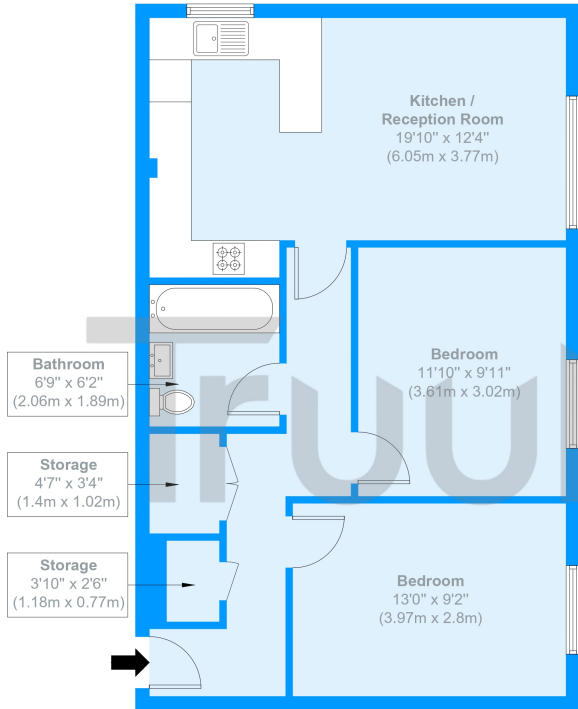
# Meadowbridge Court, Princess Road, Croydon, Surrey, CR0 2EY

£280,000 Leasehold

\*\*\* Vendor's comments \*\*\* "I have been so proud to own this beautifully renovated 2-bedroom top-floor flat, which forms part of a private, secure and well-maintained development nestled in the heart of Croydon's sought-after Princess Road.

It was a perfect first purchase for me many years ago and will be ideal again for first-time buyers or investors seeking a prime property. This charming flat offers the perfect balance of modern living, convenience, and value for money, with its incredible location, high-end finishes, and homely atmosphere, this is more than just a flat – it's a place to create lasting memories."

Princess Road



Second Floor  
Approximate Floor Area  
640 sq. ft  
(59.5 sq. m)

Approximate Gross Internal Area = 59.5 sq m / 640 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>	<b>77</b>	<b>77</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			
England, Scotland & Wales		EU Directive 2002/91/EC	

