

# Truuli



## Eastney Road, Croydon, Surrey, CR0 3TF

£190,000 Leasehold

- In need of cosmetic work throughout
- Ground floor, purpose built apartment
- Close proximity to West Croydon Station and the High Street
- Separate kitchen
- Chain free
- Residential development
- Lease is in excess of 200 years
- Garden

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

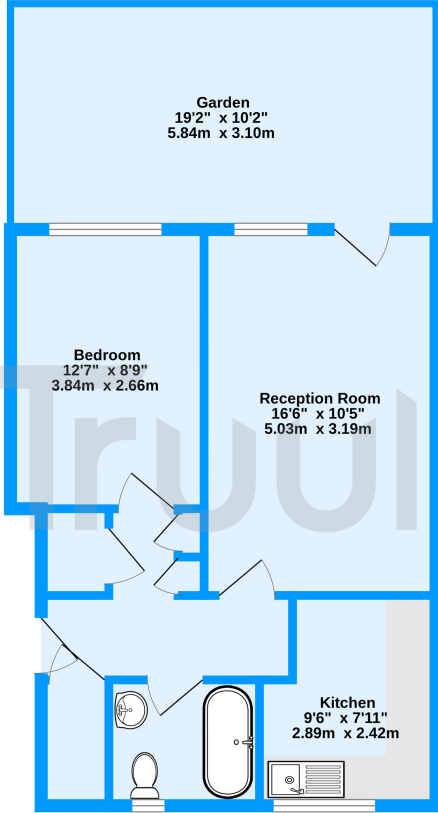
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Eastney Road, Croydon, Surrey, CR0 3TF

£190,000 Leasehold

This spacious one-bedroom ground floor flat offers a fantastic opportunity for those looking to put their own stamp on a property. Located in a sought-after residential area, moments away from West Croydon Overground Station and the High Street

Ground Floor  
480 sq.ft. (44.5 sq.m.) approx.



Eastney Road, Croydon, CR0

TOTAL FLOOR AREA : 480 sq.ft. (44.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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>78</b>
(55-68)	<b>D</b>	<b>57</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	

