

# Truuli



## Franklin Way, Croydon, Surrey, CR0 4UY

£220,000 Leasehold

- Allocated parking space
- No chain
- Chain free
- Ground floor maisonette
- Close proximity to Valley Park Retail Centre and Ikea
- Therapia Lane Tram Stop is close by
- Renovated in 2021
- Residential development

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

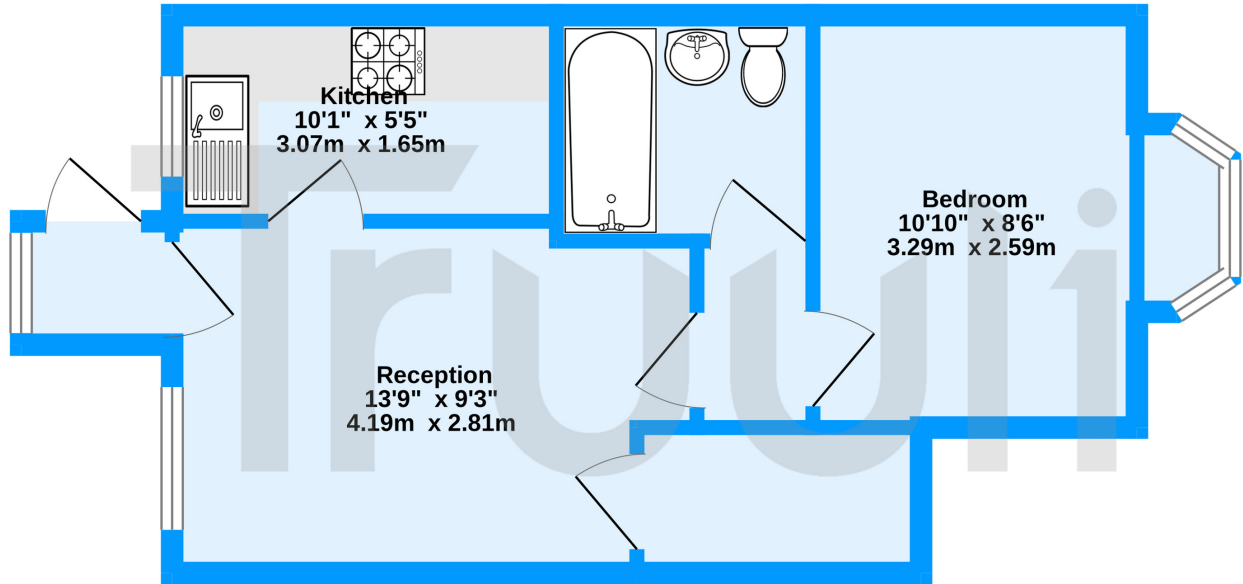
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Franklin Way, Croydon, Surrey, CR0 4UY

£220,000 Leasehold

\*\*\*Vendor's comments:\*\*\* "We acquired this property as a first home in 2005. The location was really attractive to us being a stone's throw away from Therapia Lane Tram Stop and within close proximity to Purley Way and Valley Park retail centres."

Ground Floor  
372 sq.ft. (34.5 sq.m.) approx.



Franklin Way, Croydon, CR0

TOTAL FLOOR AREA : 372 sq.ft. (34.5 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>	77	77
(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	

