

Truuli



Keepers Court, Warham Road, South Croydon, Surrey, CR2 6LA

£325,000 Share of Freehold

- Prime South Croydon location
- Secure gated development
- Beautifully maintained
- Excellent connectivity – just a 6-minute walk to South Croydon Station, with direct trains to London Victoria, London Bridge, Clapham Junction and beyond
- Move-in ready
- No service charge and only a modest £225 ground rent per quarter
- Share of freehold
- Unbeatable bus access – multiple routes just 30-80 metres from your

Southbridge Place, Croydon, Surrey, CR0 4HA
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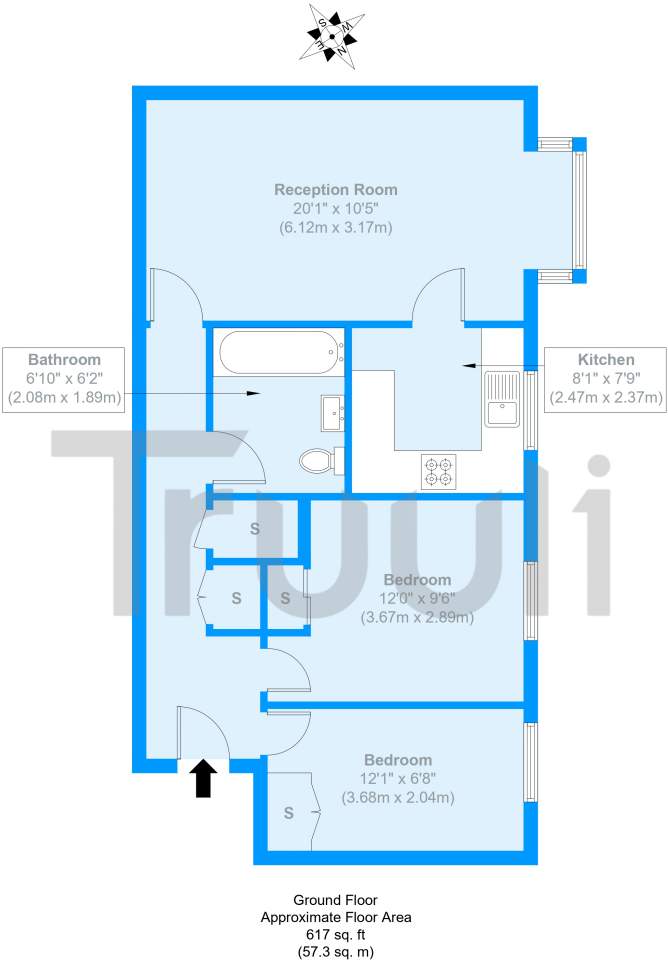
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Vendor's Comments "I first found this home in 1999, and from that very moment it has been loved and cherished. Tucked within a secure gated development with its own automatic entrance gate, it has always given me both peace of mind and a wonderful sense of community. Having my own dedicated parking space, plus visitor parking for friends, has been a real bonus over the years.

The view from the windows is something I never grew tired of. Looking out across the well-kept communal garden, there is a feeling of calm that makes you forget how close you are to the heart of South Croydon. Inside, the space has been thoughtfully cared for and recently updated with a brand-new modern kitchen, new energy-efficient heaters and built-in wardrobes in both bedrooms, touches that have made daily living both comfortable and stylish."

Keepers Court



Approximate Gross Internal Area = 57.3 sq m / 617 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		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

