

Longley Road, Croydon, Surrey, CR0 3LH

£300,000 Leasehold

- Split level flat
- Gated car park
- Move in condition ready
- No onward chain
- Bright and airy throughout
- Two bathrooms (one en-suite)

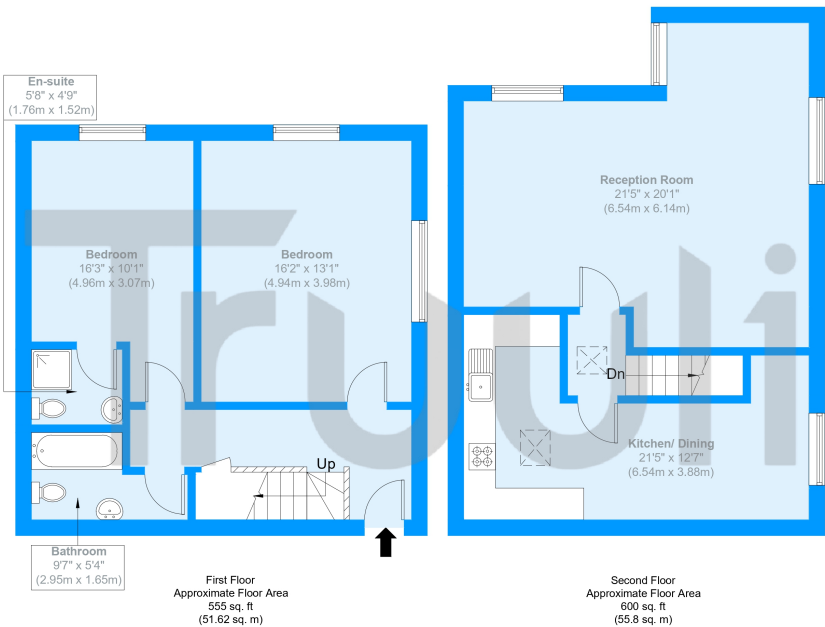
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*** Vendors comments *** "We were first-time buyers when we moved into this flat back in 2014, it instantly felt like home. What drew us in was the sheer space, it's a generous split-level, two-bedroom, two-bathroom flat that gave us room to grow and live comfortably. The added bonus of a gated parking space sealed the deal, especially being in such a well-connected part of Croydon.

Commuting has been incredibly easy. We're a short walk from both West and East Croydon stations, with fast, frequent trains into London Bridge, Victoria, and beyond. We've even taken the Thameslink directly to Luton and Gatwick airports, making travel stress-free. The tram to Wimbledon has also been incredibly handy. Honestly, the transport links are one of the biggest things we'll miss."

Longley Road



Approximate Gross Internal Area = 107.42 sq m / 1156 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+)	82	82
A		
(81-91)		
B		
(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		

