

# Truuli



## Avondale Road, South Croydon, Surrey, CR2 6JE

£325,000 Leasehold

- EPC rating of C for energy efficiency
- No chain
- Loft space with STTP extension rights, offering the potential to expand
- £250 Ground rent per year
- 997 years lease
- Fully refurbished
- Two spacious bedrooms
- Bespoke living room with a beautiful chimney breast fireplace, perfect for relaxation.
- Private garden
- Close to South Croydon, Sanderstead, and Purley Oaks

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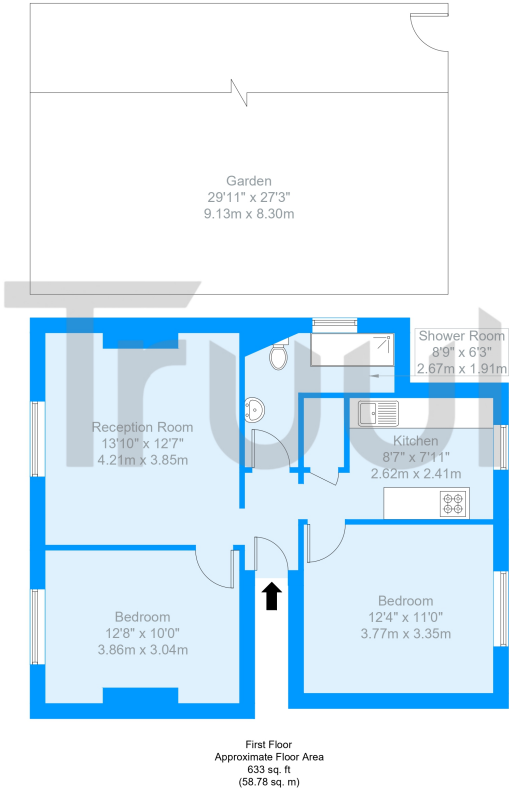
\*\*\*Vendor comments\*\*\* "With a mix of excitement and nostalgia, we're offering our fully refurbished two-bedroom home to new owners as we relocate to the Lake District. This bright and spacious property comes with a 999-year lease (from July 2022), giving you near-freehold security with no shared responsibilities.

Both bedrooms are generously sized, and the stylish living room and brand-new kitchen make it perfect for modern living. The loft space is included in the lease with STTP extension rights, offering rare potential to add more space.

Outside, enjoy a private garden in a quiet, family-friendly neighbourhood. Located within walking distance of South Croydon, Sanderstead & Purley Oaks stations, and close to Whitgift School, this home also benefits from an EPC rating of C and no onward chain —ideal for a quick, stress-free move.

We've loved living here. We hope you will too."

Avondale Road



Approximate Gross Internal Area = 58.78 sq m / 633 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 doubt of particular importance, you should come out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	79
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		

