

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

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

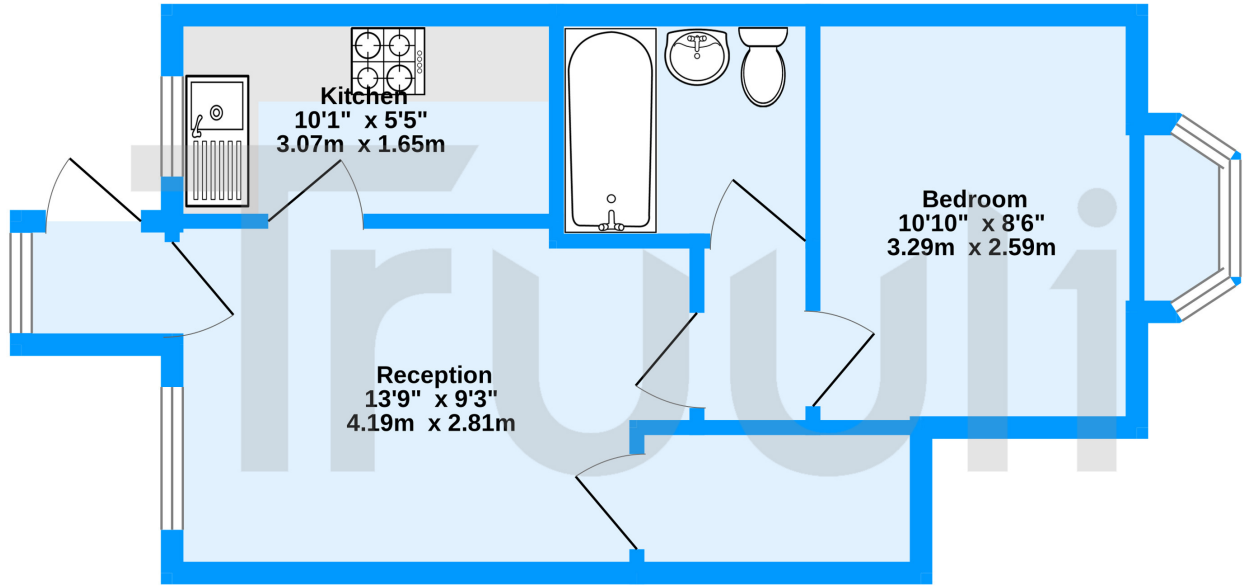
Email: save@truuli.co.uk Web: www.truuli.co.uk

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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.



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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+)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

