

# Truuli



## St Augustines Avenue, South Croydon, Surrey, CR2 6JJ

£190,000 Leasehold

- Victorian conversion flat
- Peaceful, friendly residential location
- Close to local shops, parks and amenities
- £1,200 service charge per year
- £150 ground rent per year
- Easy on-street parking with no permit required
- Excellent transport links into Central London
- High ceilings creating a bright, spacious feel
- Well-kept communal gardens and tidy building

Southbridge Place, Croydon, Surrey, CR0 4HA

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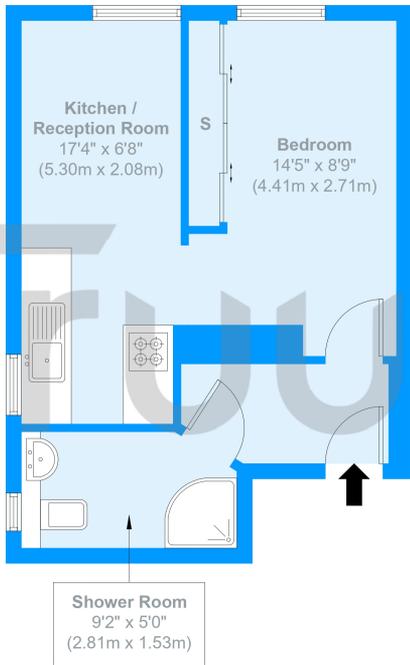
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\*\*\*Vendor comments\*\*\* I've lived in my one-bedroom flat for the past seven years and it has been a wonderful home for me. One of the things I've always loved most is that it's part of a Victorian house conversion, which means it has lovely high ceilings that make the space feel bright and spacious.

The area has also been fantastic to live in. It's friendly, peaceful and somewhere I've always felt very comfortable and safe. It's also incredibly convenient for getting into the centre of London, with a number of different routes and transport options available, which gives a lot of flexibility when commuting".

St. Augustines Avenue



First Floor  
Approximate Floor Area  
335 sq. ft  
(31.13 sq. m)

Approximate Gross Internal Area = 31.13 sq m / 335 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>60</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	

