

Truuli



St James's Road, Croydon, Surrey, CR0

£200,000 Leasehold

- No onward chain
- Communal garden
- On-site porter
- Two large double bedrooms with fitted wardrobes
- Free unallocated parking (or £35pcm for allocated space)
- Walking distance to East & West Croydon stations
- Recently renovated sleek kitchen and bathroom
- Underfloor heating in the bathroom
- High ceilings and large windows offering excellent natural light throughout

Southbridge Place, Surrey, CR0 4HA

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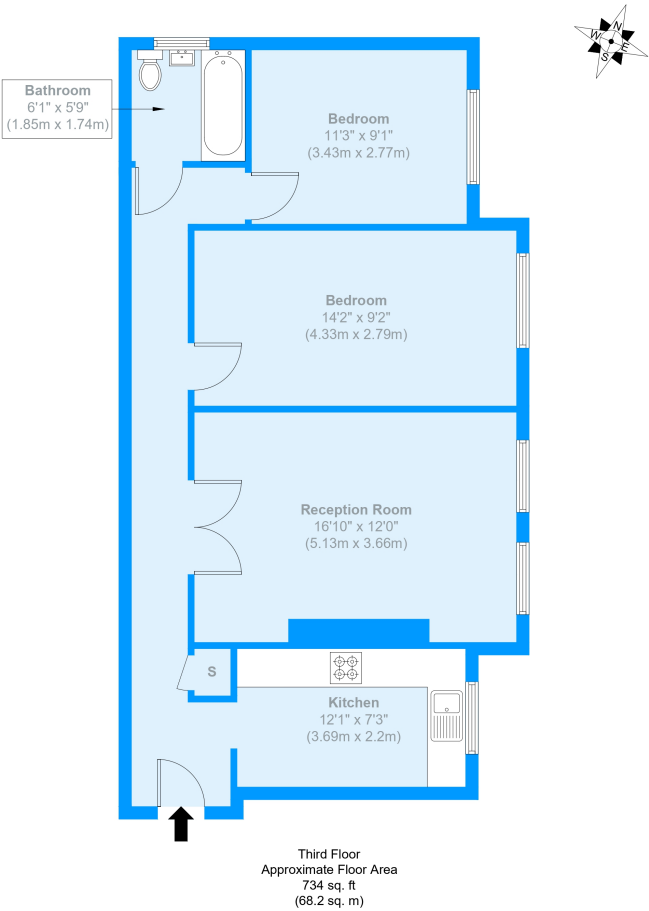
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Vendor Comments "When I first viewed this home in 2017, I was instantly struck by the generous proportions of the living room and bedrooms, and the flood of natural light they receive throughout the day. With no buildings overlooking the property, the sense of space and privacy made the decision to buy an easy one.

Since moving in, I've renovated the flat room by room with great care, paying attention to every detail. I'm especially proud of the elegant doors, the bespoke fitted wardrobes, a double oven, a power shower and even underfloor heating in the bathroom; all added to enhance comfort and style."

St. James's Road



Approximate Gross Internal Area = 68.2 sq m / 734 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+)	50	83
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		

