

# Truuli



## Blunt Road, South Croydon, Surrey, CR2 7PA

£210,000 Leasehold

- Right by South Croydon Station
- No chain
- Off street parking
- Own front door
- Separate kitchen with built in appliances
- Period building

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

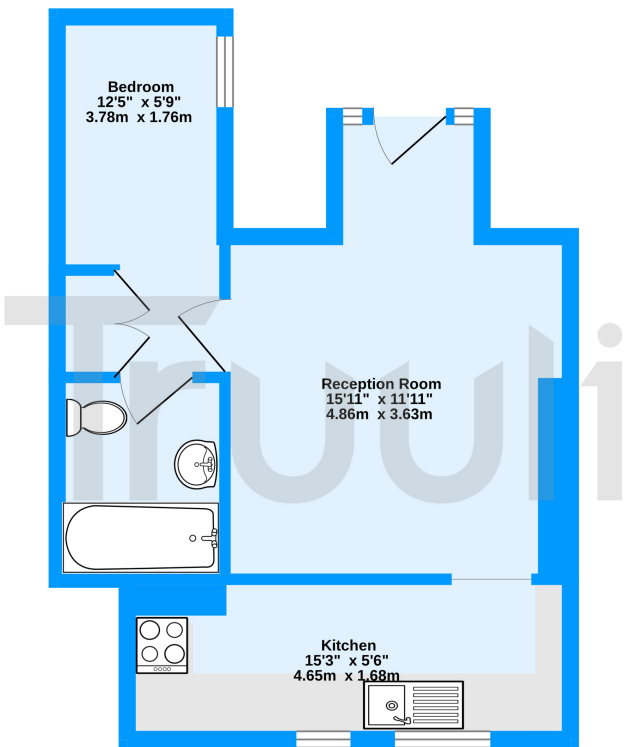
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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\*\*\*Vendor's comments:\*\*\* "This flat is an ideal space with everything you need to make a home. I have lived here for five years, and although the time has come to move in with my partner, I have had some of the happiest years of my life in this flat, along with my cat, whom I adopted here."

Lower Ground Floor  
348 sq.ft. (32.4 sq.m.) approx.



Blunt Road, South Croydon, CR2  
TOTAL FLOOR AREA : 348 sq.ft. (32.4 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+)	41	80		
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				

