

Truuli



Bell Foundry Close, Croydon, Surrey, CR0 2YB

£400,000 Leasehold

- Stunning modern home
- Gated development
- Secure entry phone system
- Communal swimming pool & grounds
- Private patio garden
- Allocated parking space
- 245 year lease
- No onward chain

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

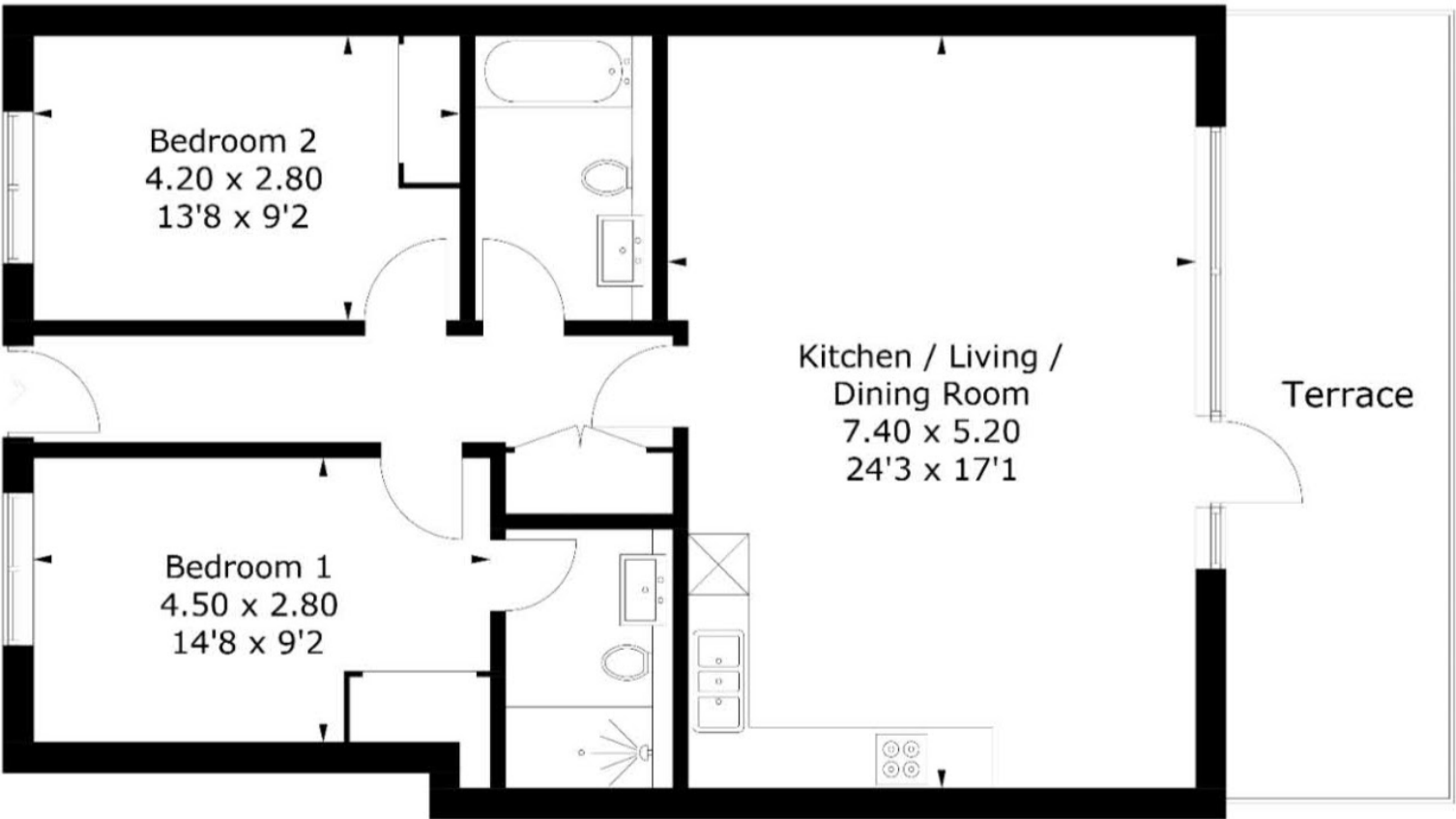
Email: save@truuli.co.uk Web: www.truuli.co.uk

Bell Foundry Close, Croydon, Surrey, CR0 2YB

£400,000 Leasehold

Vendor comments "Welcome to our much-loved home in Coppice Yard, Croydon! We've had the joy of living in this beautiful ground floor flat since it was first built. It's been our peaceful retreat, full of comfort and good memories – but now, due to relocation, it's time for us to pass it on to someone new. We know the next owner will love it just as much as we have."

Approximate Gross Internal Area = 82.0 sq m / 883 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	84	84
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		

