

# Truuli



## Callender Court, Harry Close, Croydon, Surrey, CR0 2NJ

£300,000 Leasehold

- Spacious two-bedroom flat offering stylish, contemporary living
- Long lease over 100 years
- Immaculately presented throughout with modern décor
- Fabulous open-plan kitchen and living area, ideal for everyday living and entertaining
- Seamless access to a private terrace — perfect for relaxing or socialising
- Pleasant outlook over landscaped communal grounds
- Private communal parking
- Ample storage & secure bike store
- Resident's play park

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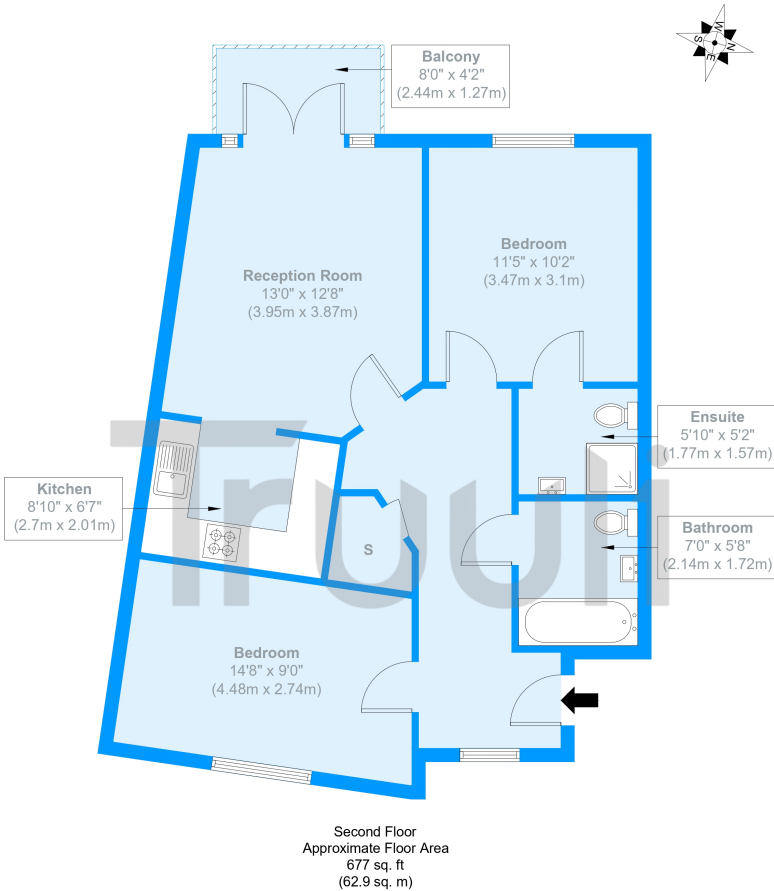
# Callender Court, Harry Close, Croydon, Surrey, CR0 2NJ

£300,000 Leasehold

Set within a sought-after and beautifully maintained development, this superbly spacious two-bedroom flat offers stylish, contemporary living in an enviable quiet and leafy setting.

Immaculately presented throughout, the property combines generous proportions with high-quality finishes, creating a welcoming home ready to move straight into.

Callender Court



Approximate Gross Internal Area = 62.9 sq m / 677 sq ft  
 Balcony = 3.1 sq m / 33 sq ft  
 Total = 66 sq m / 710 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>	82	83
(69-80)	<b>C</b>		
(55-68)	<b>D</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	

