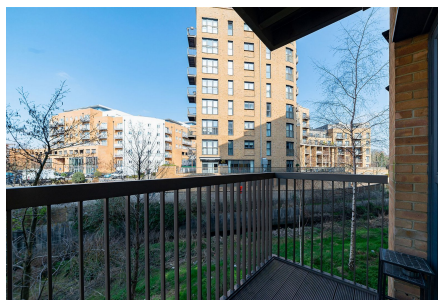


## Ruby Court, Cabot Close, Croydon, CR0

Guide Price £300,000

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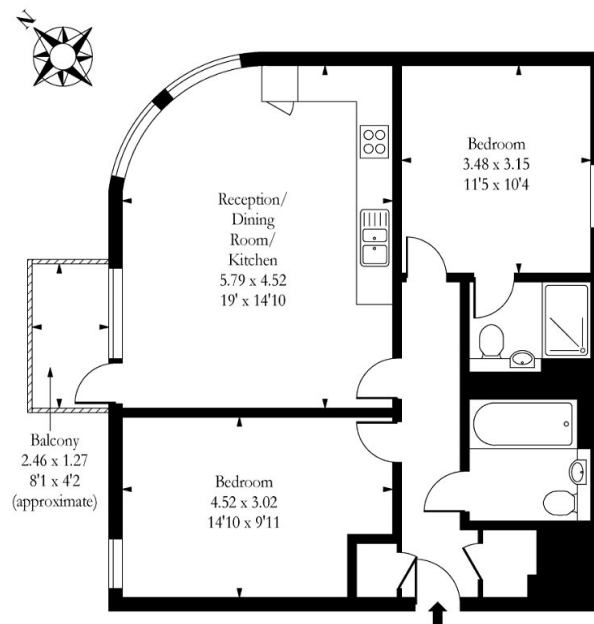


Please Quote JH0395 For All Enquiries - Smartly presented two double bedroom ground floor apartment (724 Sq.Ft) with private balcony and secure underground parking, conveniently situated in a popular modern development close to Wandle Park Tramlink with good links to East Croydon station and Croydon town centre. The property offers bright and spacious, well planned accommodation with stylish interiors and neutral decor throughout - ideal as a first time or investment purchase. Features include an inviting open plan reception/kitchen/diner with access to private balcony, family bathroom and master en-suite, gas central heating, double glazing, ample inbuilt storage, quality floor coverings and long lease (145 years).

## Key Features

- Well Presented Two Bedroom Ground Floor Apartment (724 Sq.Ft)
- Bright and Spacious Open Plan Reception/Kitchen/Diner
- Modern Bathroom and En-Suite
- Secure Underground Parking (with Fob Access)
- Easy Access East Croydon Station and Town Centre
- Popular Modern Development
- Private Balcony
- Communal Gardens
- Close to Wandle Park Tramlink
- Please Quote JH0395 For All Enquiries

### Cabot Close, Croydon, CR0



Ground Floor

Approx Gross Internal Area 724 Sq Ft - 67.26 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale

[www.tomekphotography.co.uk](http://www.tomekphotography.co.uk)