



**Spottiswood Court, Harry Close, Croydon CR0 2NL**



## welcome to Spottiswood Court Harry Close, Croydon

Stylish two-bedroom apartment with private balcony, set in a prime Croydon location near excellent transport and amenities.

Nestled in a well-maintained development, this second-floor apartment at Spottiswood Court offers a welcoming and practical living space ideal for a variety of lifestyles. The home features two comfortable bedrooms one of which benefits from an en-suite shower-room, a spacious reception room with access to a private balcony, a functional kitchen, bathroom and boasts ample storage. Located in the heart of Croydon, within the Bensham Manor ward, the property benefits from excellent transport links and a wide range of local amenities. Residents enjoy easy access to West Croydon Station, offering Overground and National Rail services, and East Croydon Station, which provides fast connections to London Bridge, Victoria, and Gatwick Airport.

The area is well-served by local bus routes and is ideal for commuters and families alike. Nearby amenities include Croydon University Hospital, Whitehorse Practice GP, and several schools such as Ecclesbourne Primary School and Harris Invictus Academy Croydon.

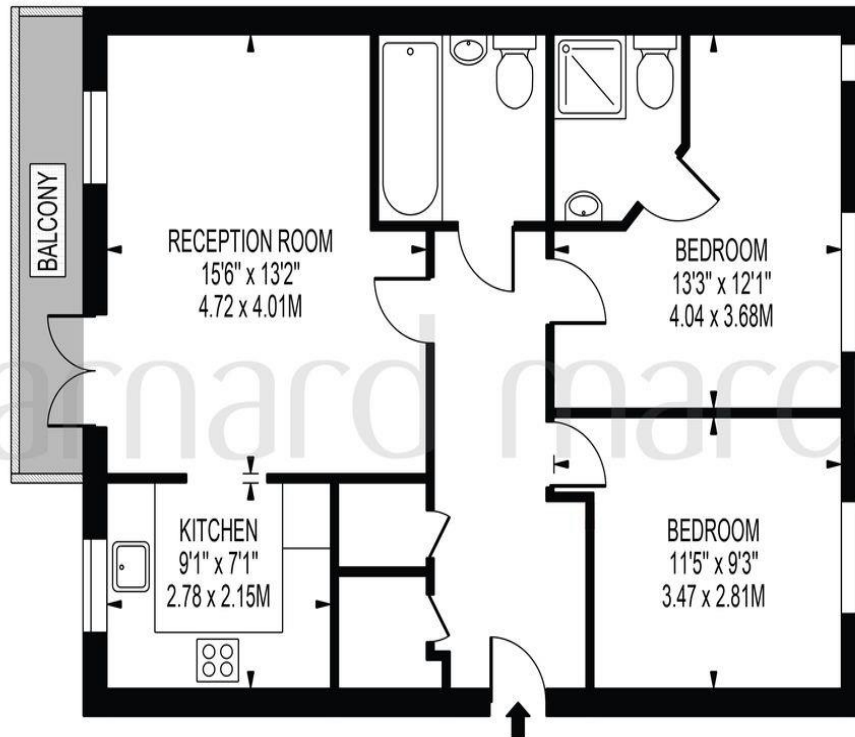
For shopping and leisure, residents are close to Croydon town centre, which features a mix of high street retailers, independent shops, cafes, and restaurants.

Whether you're a first-time buyer, downsizer, or investor, this apartment presents a fantastic opportunity in a vibrant and well-connected part of South London.



## SPOTTISWOOD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 693 SQ FT - 64.40 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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welcome to

## Spottiswood Court Harry Close, Croydon

- Two bedrooms
- Private Balcony
- Spacious Layout
- Natural Light
- Great Location
- Excellent Transport

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1800.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH114341](https://barnardmarcus.co.uk/Property/THH114341)



Property Ref:  
THH114341 - 0014

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