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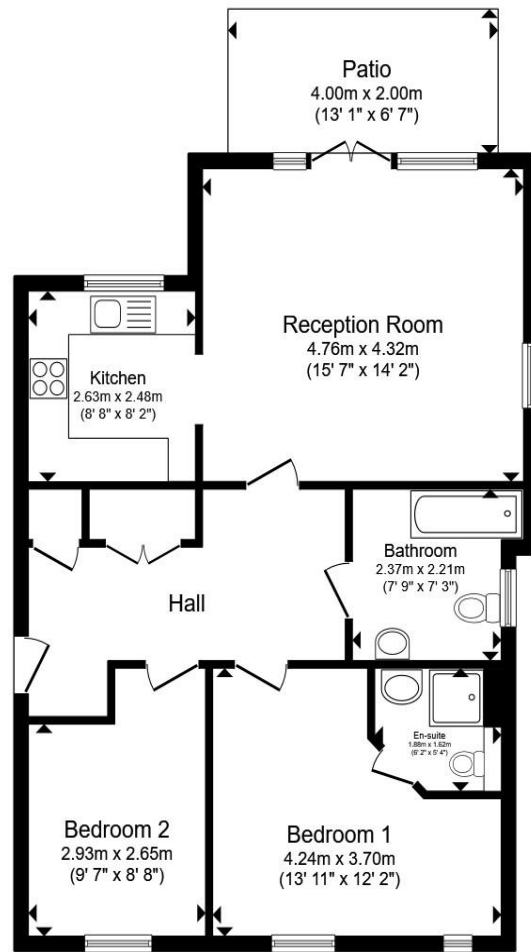
**Callender Court, Harry Close, Croydon CR0 2NJ**

welcome to

## Callender Court Harry Close, Croydon

A well-proportioned and bright two double bedroom apartment set within a modern purpose-built development, offering approximately 770 sq. ft. of internal space. The property benefits from a spacious reception room measuring over 15 ft, providing ample room for both living and dining, with direct access onto a private patio—ideal for relaxing or entertaining. A separate fitted kitchen is positioned just off the reception room, offering practical workspace and storage. The accommodation further comprises two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a larger family bathroom accessed from the hallway. The layout is well thought out, providing a good sense of space and privacy between rooms. Additional benefits include allocated parking, well-maintained communal areas, and a modern block setting, making this an ideal purchase for both first-time buyers and investors alike. Harry Close is conveniently positioned within easy reach of Croydon town centre, offering an excellent selection of shops, restaurants, and leisure facilities. The property benefits from strong transport links, with nearby stations such as West Croydon and East Croydon providing frequent services into Central London, Gatwick Airport, and beyond, alongside tram connections within Croydon. The area is also well served by local bus routes. For outdoor space, residents can enjoy nearby parks including Wandle Park and Park Hill, offering green open areas and walking routes. The location is also popular for families, with a range of well-regarded primary and secondary schools within close proximity.





Total floor area 71.6 m<sup>2</sup> (770 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Callender Court Harry Close, Croydon

- Spacious two double bedroom apartment
- Generous reception room
- Private patio
- Allocated parking within a modern development
- Separate fitted kitchen
- Principal bedroom with en-suite shower room

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2075.00

Ground Rent: 258.00

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/THH113914](https://www.barnardmarcus.co.uk/Property/THH113914)



Property Ref:  
THH113914 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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