



Callender Court, 1 Harry Close

£290,000



Flat 21

Callender Court, Croydon

Set within a sought-after and beautifully maintained development, this superbly spacious, second floor 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.

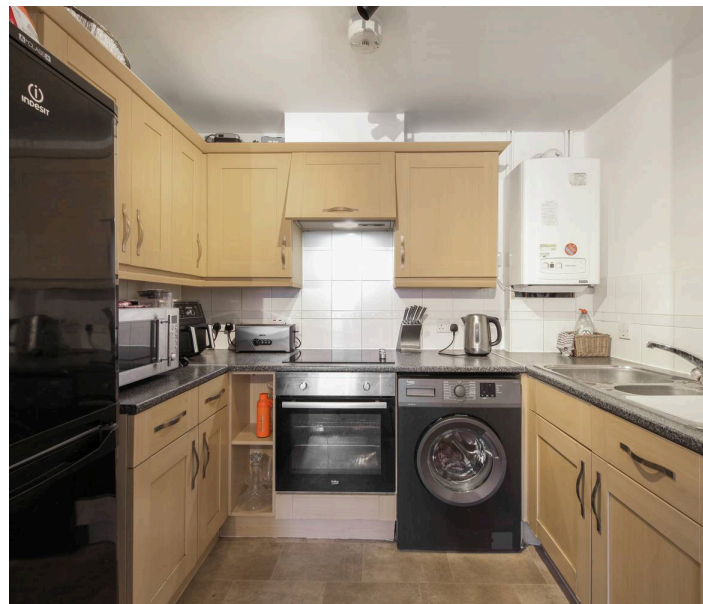
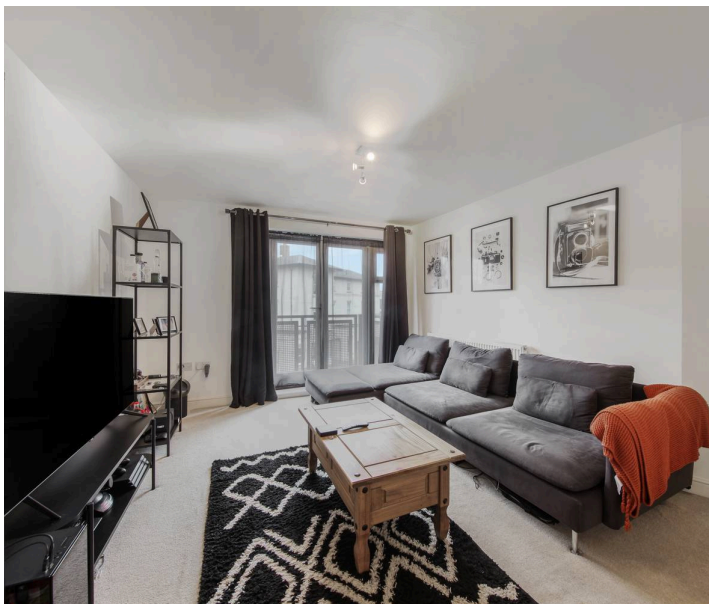
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Spacious two-bedroom flat offering stylish, contemporary living
- Long lease over 100 years
- Second floor
- 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





Entrance hall

Reception

Dimensions: 12' 8" x 13' 0" (3.86m x 3.96m).

Kitchen

Dimensions: 6' 7" x 8' 10" (2.01m x 2.69m).

Bedroom 1

Dimensions: 10' 2" x 11' 5" (3.10m x 3.48m).

En-suite

Dimensions: 5' 2" x 5' 10" (1.57m x 1.78m).

Bathroom

Dimensions: 5' 8" x 7' 0" (1.73m x 2.13m).

Bedroom 2

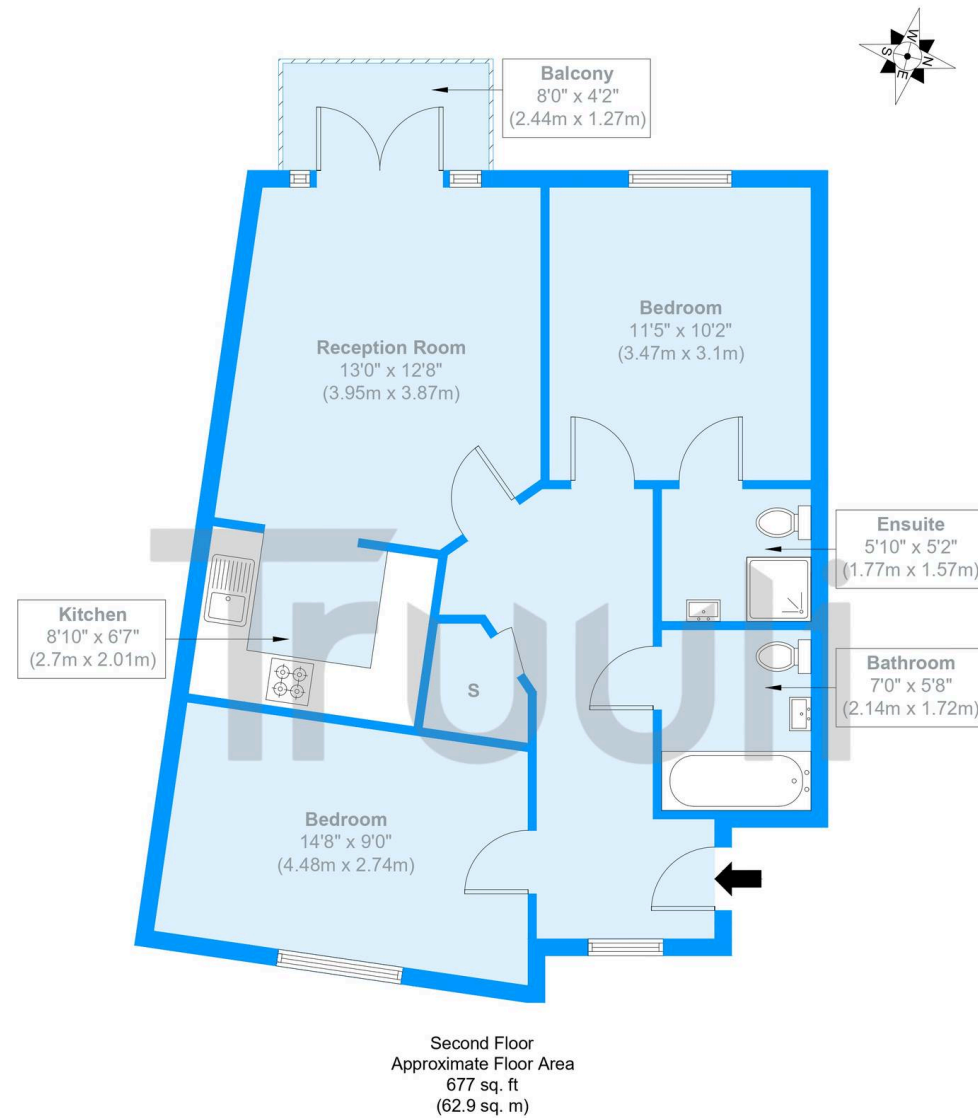
Dimensions: 9' 0" x 14' 8" (2.74m x 4.47m).

Balcony

Dimensions: 4' 2" x 8' 0" (1.27m x 2.44m).



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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