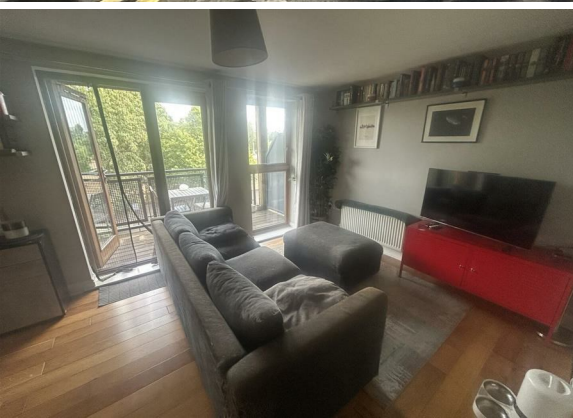




2 Bed Flat - Purpose Built Clarke Close

Asking price
£295,000
Leasehold

- Two double bedrooms
- Spacious reception room with balcony
- Fitted kitchen
- Contemporary bathroom suite
- Double glazing
- Gas central heating system
- Parking available in complex
- Close to Thornton Heath station
- Easy access to London and Gatwick
- Viewing highly recommended



Clarke Close
Croydon
CR0 2NQ

This delightful two bedroom flat located in the highly sought-after residential development of Clarke Close, Croydon. This purpose-built flat, constructed in 2007, offers a generous living space of 657 square feet, making it an ideal home for professionals, couples, or small families.

As you enter Innerd Court, you will immediately notice the light and airy atmosphere that fills the property. The spacious reception room is a perfect setting for relaxation and entertainment, seamlessly leading to a private balcony where you can enjoy the fresh air. The open-plan fitted kitchen is modern and well-equipped, catering to all your culinary needs.

The flat features two well-proportioned double bedrooms, providing ample space for rest and privacy. A contemporary bathroom suite serves the bedrooms. The thoughtful design and modern finishes throughout the flat ensure a comfortable and stylish living experience.

In addition to the appealing interior, the property benefits from parking availability within the complex, adding to the convenience of urban living.

Location is key, and this property excels in that regard. It is ideally situated for commuters, with Thornton Heath station just a short walk away. This station offers quick and easy access into Central London, including connections to Clapham Junction, Victoria, and London Bridge. For those looking to explore further afield, the West Croydon tram stop provides links to Wimbledon and Beckenham, while Gatwick and Brighton are also easily reachable.

Entrance

Stairs to second floor.

Entrance hall

Entryphone. Two storage cupboards.

Reception

15'0 x 12'10

French style doors to balcony. Wood block flooring.
Radiator.

Kitchen

9'11 x 7'0

Range of wall and base units with work surfaces over. One and a half bowl stainless steel single drainer sink unit. Splash back tiling. Space for washing machine and fridge/freezer. Electric oven, hob and extractor fan.

Bedroom one

11'10 x 11'9

Double glazed window to front. Radiator. Wood block flooring.

Bedroom two

10'7 x 10'7

Double glazed window to front. Radiator. Wood block flooring.

Bathroom

Extractor fan. Panelled enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Vinyl flooring. Partial tiled walls.

Parking

Parking permit not allocated.

Tenure

"We are advised by the vendor(s) that the tenure is Leasehold with 170 years remaining, Ground rent Peppercorn and Service charge £206.00 per month including Building Insurance".

Authority

London Borough Of Croydon Band C £2311.03







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

