

# Arron James



## 37 Spottiswood Court Harry Close, Croydon, London, CR0 2NL

This bright and neutrally decorated one bedroom first floor flat (no lift) provides excellent living accommodation with ample storage throughout. Floor to ceiling windows flood the apartment with natural light. Semi open plan kitchen / lounge with bamboo wood flooring throughout and into the hallway which provides office space / desk area if working from home.

The kitchen provides ample storage space with integrated washing machine & stainless-steel oven. Full sized free standing fridge / freezer. Generous sized lounge and bedroom, all in excellent decorative order. Modern bathroom with newly fitted flooring and a large walk in wardrobe in the hallway. Exceptionally low utility costs as the development is eco built with wind turbines that generate electricity, new boiler installed this year under warranty.

Entry phone system, communal gardens and private parking for residents(permit provided)  
Available 18th June, unfurnished.

**£1,425 Per Calendar Month**

# 37 Spottiswood Court, 3 Harry Close, CR0 2NL



Total Floor Area 462 sq.ft. / 42.9 sq.m. approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		79	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC		