

# Truuli



## Callender Court, Harry Close, Croydon, Surrey, CR0

£275,000 Leasehold

- Private balcony
- Ensuite to primary bedroom
- Chain free flat
- Neutrally decorated throughout
- Close to Whitehorse Recreation ground
- Two double bedrooms are similarly proportioned

2, Lansdowne Road, Croydon, Surrey, CR9 2ER

Tel: 0330 043 0002

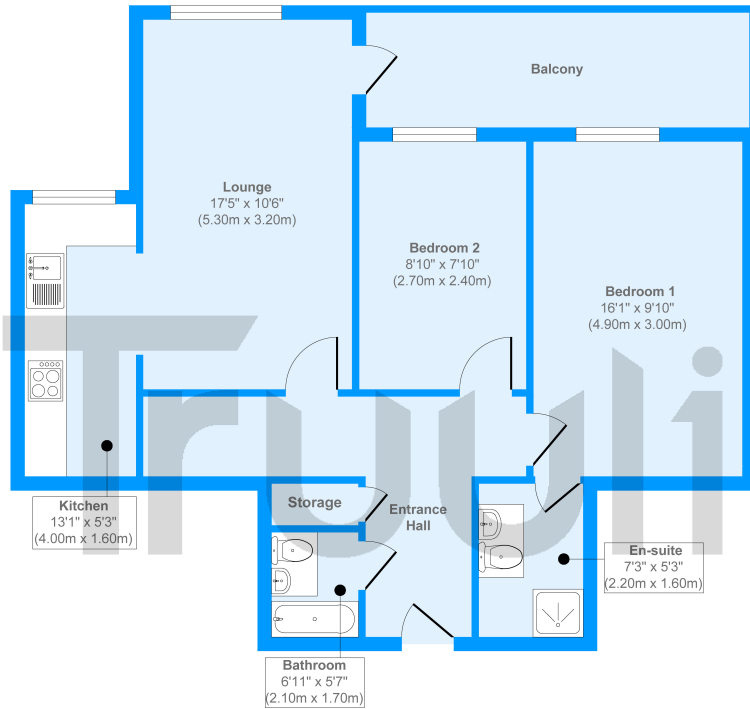
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

# Callender Court, Harry Close, Croydon, Surrey, CR0

£275,000 Leasehold

A chain free two double bedroom flat with two bathrooms located in Harry Close, Croydon. The property is offered to the market with no onward chain.

## Harry Close



**Floor Plan**  
Approximate Floor Area  
682 sq. ft  
(63.44 sq. m)

Approx. Gross Internal Floor Area 682 sq. ft / 63.44 sq. m

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

