

# Truuli



## Innerd Court, Clarke Close, Croydon, Surrey, CR0

£280,000 Leasehold

- Large reception room with space for dining table
- Patio doors that open direct on to communal gardens
- Close to all local transport and amenities
- Separate kitchen from the reception room
- Well maintained by the current owners
- Located within easy access of Croydon university hospital

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\*\* Vendors comments \*\* "As first time buyers trying to get onto the property ladder, we decided to look for a two bedroom flat in the Thornton Heath area due to the great transport links. When we saw this flat online we immediately fell in love with it as it had everything we needed. When we actually viewed the property we loved it even more! The hallway is so spacious and I was delighted that the kitchen was not off of the living area. The bedrooms are a good size and the en-suite bathroom with the master room was a welcome bonus.

The living area is large enough for us to have a dining table, enabling us to have meals as a family - this is something all our friends with flats have been envious of. The room has also been great for entertaining guests, friends and family alike.

With our property being on the ground floor, we have access to a good sized patio area. This is great, especially during summer time as you get lots of light through the back doors. The property also comes with one car park permit to park within the development.

Since moving into the property three years ago, we have had two children so we do need a bit more space - kids have so much stuff! We have a two year old and a five week old. My two year old loves his room and has enjoyed running up and down the spacious hallway. He loves being outdoors so we use the patio area often. He can run around on the grass area or we take a walk to the playground area within the development.

We liked the location of the property because it has local shops close by and good transport links connections. I work all over South London and the train links from Thornton Heath and Selhurst train stations are great. The many bus routes were also vital in choosing this location.

Being so close to Croydon Town Centre is very convenient for all our shopping needs, as well as for more transport links. East Croydon Rail Station is brilliant for getting into Central London having many fast train options, including a fast train to Gatwick Airport which we have taken many times; it's so quick and easy.

We will really miss the flat and our next door neighbours who are so friendly. It's a great home, very cosy and will give you many years of happiness"!

