

# Truuli



## Spottiswood Court, Harry Close, Croydon, Surrey, CR0 2NL

£270,000 Leasehold

- Newly decorated
- Long lease
- Communal residents parking
- Popular development
- No onward chain
- Sought after location

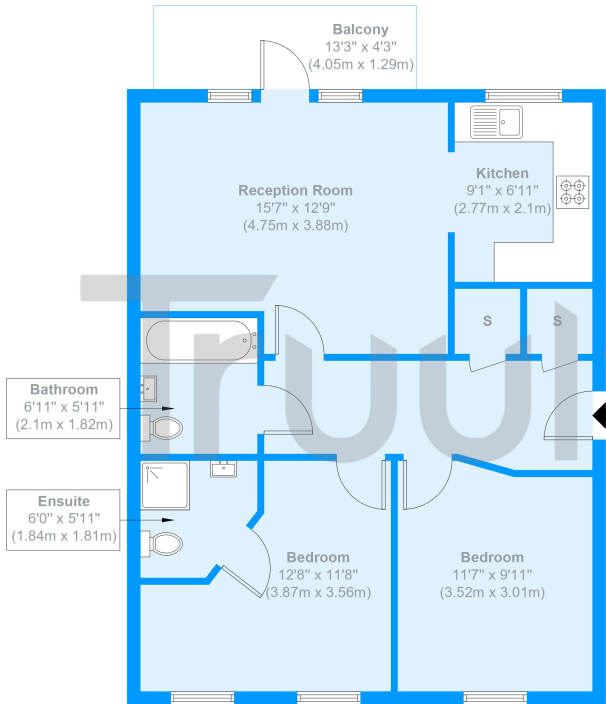
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\*\*\*Vendors comments\*\*\* "I purchased this property when it was first built in 2007. I was drawn to its convenient location and excellent transport links. Croydon town centre is within easy walking distance of Spottiswood Court, while East Croydon station offers swift access to central London in under 20 minutes, with easy connections to Gatwick and the south.

The property has enjoyed a history of long-term tenancy, having been home to only two sets of residents during my 18 years of ownership. The previous tenants resided here for nearly 15 years, a testament to their appreciation for the quiet location, strong sense of community, and the comfortable environment it provided for raising their family".

Harry Close



First Floor  
Approximate Floor Area  
682 sq. ft  
(63.4 sq. m)

Approximate Gross Internal Area = 63.4 sq m / 682 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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