

RENTAL PRICE £1,250 PCM

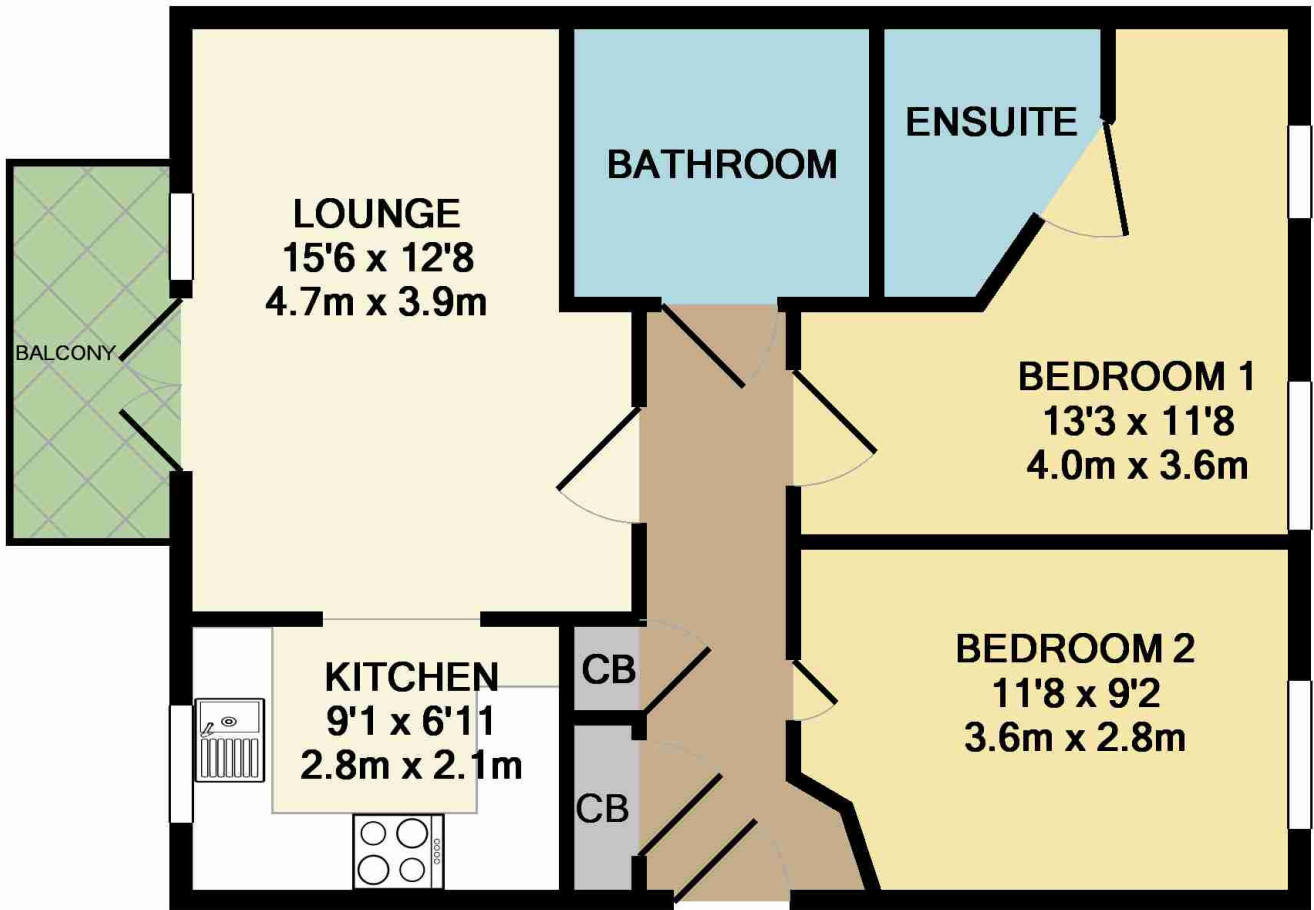


Flat 4, Callender Court, 1 Harry Close Croydon CR0 2NJ

Frost Estate Agents are delighted to offer this two double bedroom first floor modern apartment situated within the Queens Gate Development and within easy walking distance to transport links.

The property offers an open plan kitchen/living room with access onto a balcony, two double bedrooms (master with en-suite shower room), family bathroom and two good size storage cupboards in the hallway. This property further benefits from residents parking, gas central heating, double glazing throughout and is ideally located for Croydon University Hospital.





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-100)	A		
(69-81)	B		
(55-68)	C	79	81
(45-54)	D		
(29-44)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these lettings particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

