

TURNERS



Kelly Court 38 Fullerton Road, Croydon, CR0  
£1,750 Per Month

020 8687 9787 | [iturnersproperty.com](http://iturnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

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## Full Description

A well-presented two bedroom apartment set within Kelly Court, a modern purpose-built development located on Fullerton Road, Croydon.

The property offers bright and practical accommodation, comprising an entrance hall, open-plan living/kitchen area, two bedrooms and a bathroom. The living space opens onto a private balcony, providing a useful outside area, while residents also benefit from access to communal garden space and an allocated parking space.

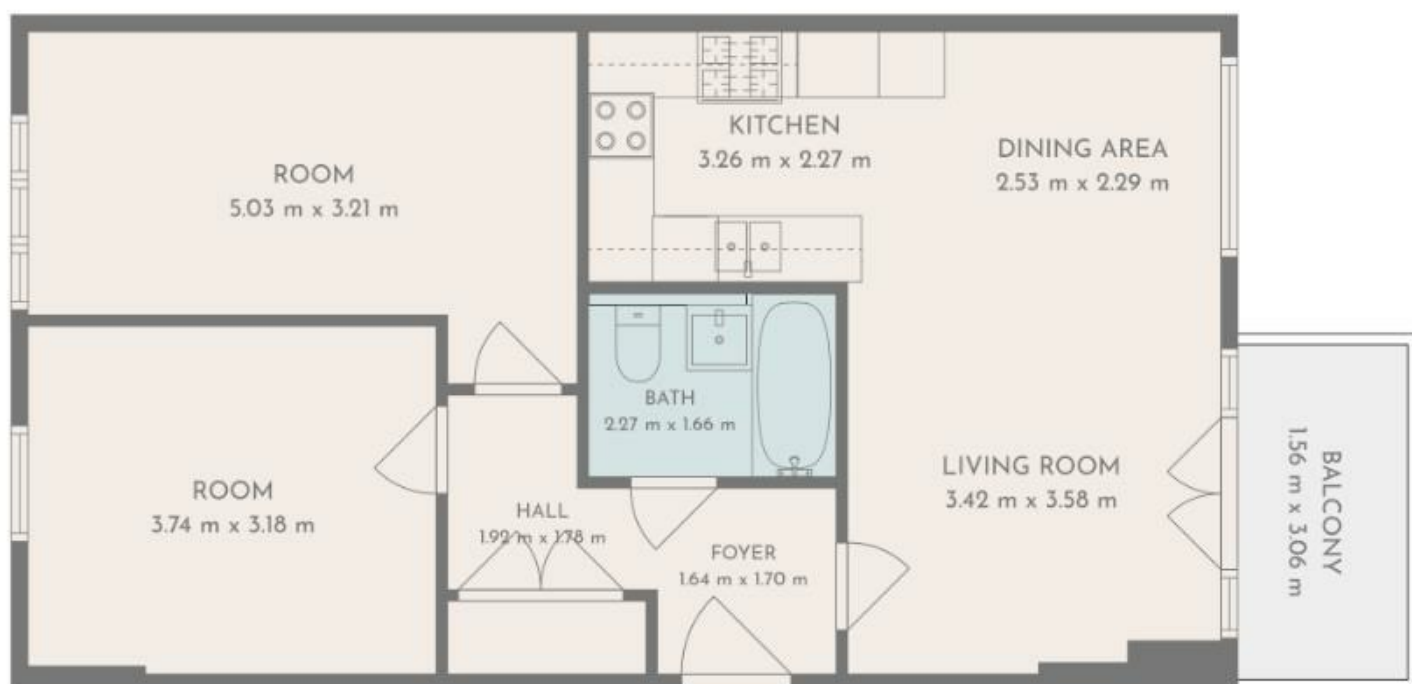
Kelly Court is a modern residential development, constructed circa 2015, and is positioned in an established residential location within easy reach of Croydon town centre. Local shops and amenities can be found nearby on Lower Addiscombe Road, with East Croydon station, tram links and bus routes all accessible, making the property well suited to professional tenants, couples or a small family.

The apartment is offered unfurnished and is expected to be available from mid-July, subject to completion of any required refresh works between tenancies.



## Key Features

- Epc rating B
- Parking
- Council tax band D 2599.91
- Private Balcony
- Two bedroom apartment
- Communal Garden Space
- Available from mid-July



**TOTAL: 64 m<sup>2</sup>**  
 Ground floor: 64 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 5 m<sup>2</sup>, WALLS: 5 m<sup>2</sup>  
FLOOR PLAN CREATED BY CIBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

| 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 |         |                         |
| <b>England &amp; Wales</b>                  | 82      |                         |
|                                             |         | EU Directive 2002/91/EC |

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