

TO LET



Queens Court, Thornton Heath, CR7

£1,550.00 PCM

 **2**

 **1**


samuel estates
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Property Description

A beautifully presented two double bedroom first floor flat located on the quiet residential Colliers Water Lane, CR7.

The property comprises of a spacious living room, two double bedrooms, a modern three piece bathroom with shower over bath and a stylish kitchen.

Added benefits include double glazed windows throughout, gas central heating and a large communal garden.

The property is a short walk away from Thornton Heath Station and plenty of bus routes are on your doorstep offering excellent transport links. Plenty of local shops are within 0.5 miles.

Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

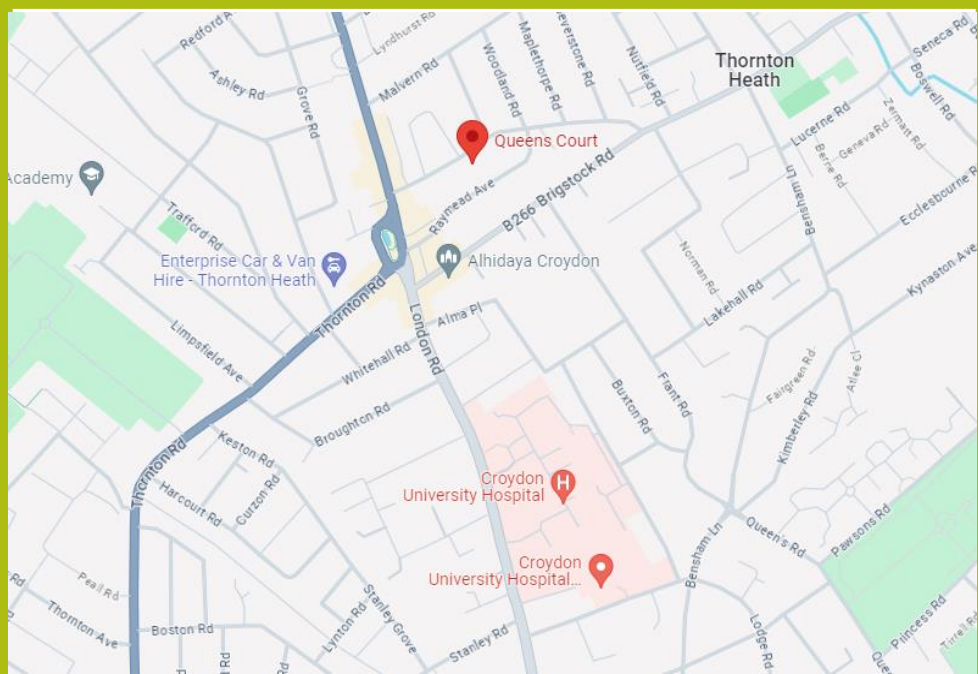
Date Available – 24/05/2024

Holding deposit amount – £357

Security Deposit amount (Five weeks rent) – £1,788.00

Council Tax Band – D

Local Authority – Croydon Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas Mains



Broadband
Cable



Mobile Signal
Good coverage

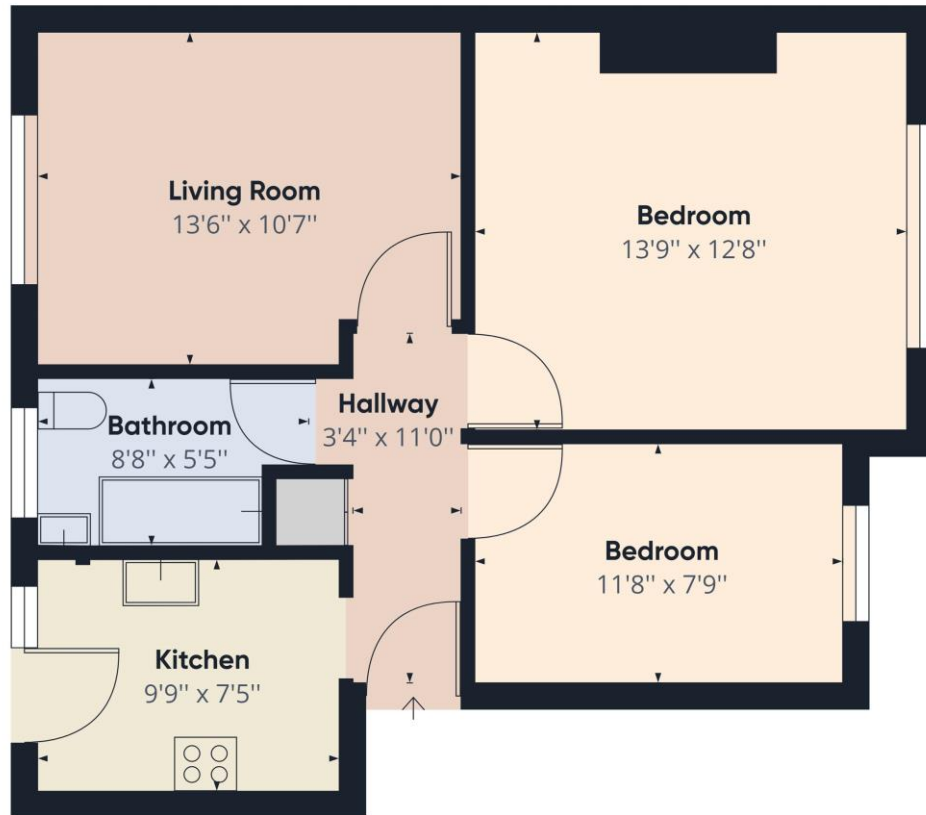


Flood Risk

Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



C408P1-266

Approximate total area⁽¹⁾
580.35 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		80
55-68 D	64	
39-54 E		

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45 Bedford Hill,
London, SW12 9EY
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London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889

