

TO LET



Bensham Lane, Thornton Heath, CR7

£1,850.00 PCM

 **2**

 **1**


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Property Description

A fully refurbished and beautifully presented two bedroom, two reception terraced house located on Bensham Lane, Thornton Heath, CR7.

The property comprises of a bright and spacious reception room, a dining room, a separate modern and fully equipped kitchen, a brand new three piece family bathroom with shower over bath and two good sized double bedrooms.

The property benefits from brand new appliances, double glazed windows throughout, and new carpets in every room. The property is located a short walk to Croydon University Hospital and plenty of bus routes which is excellent for transportation links.

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

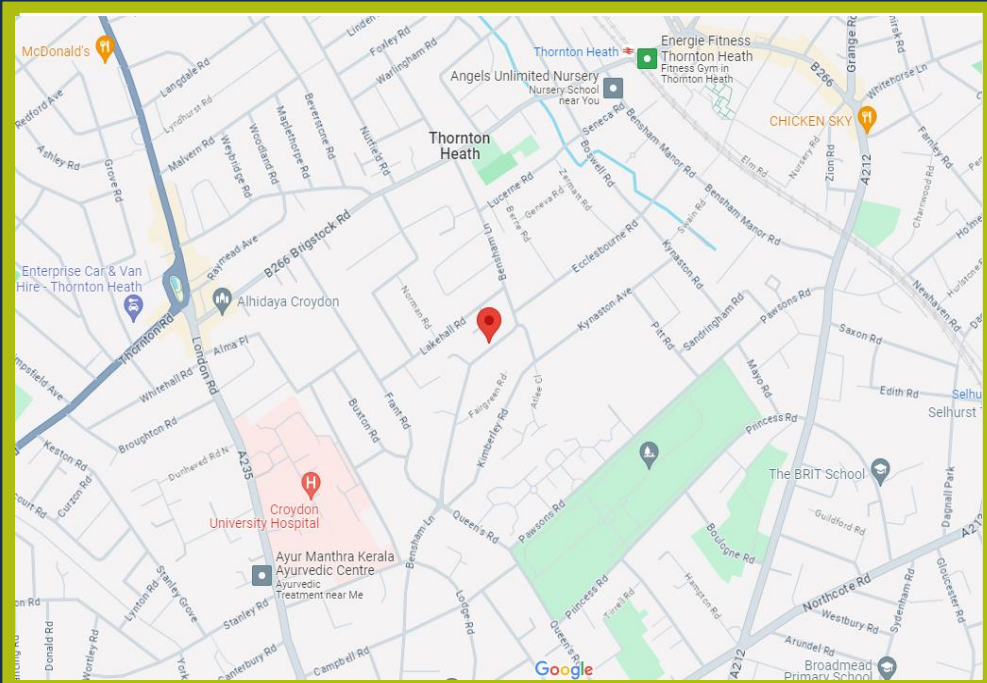
Date Available – 29/04/2024

Holding deposit amount – £426

Security Deposit amount (Five weeks rent) – £2,134.00

Council Tax Band – D

Local Authority – Croydon Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas /Mains



Broadband
Cable



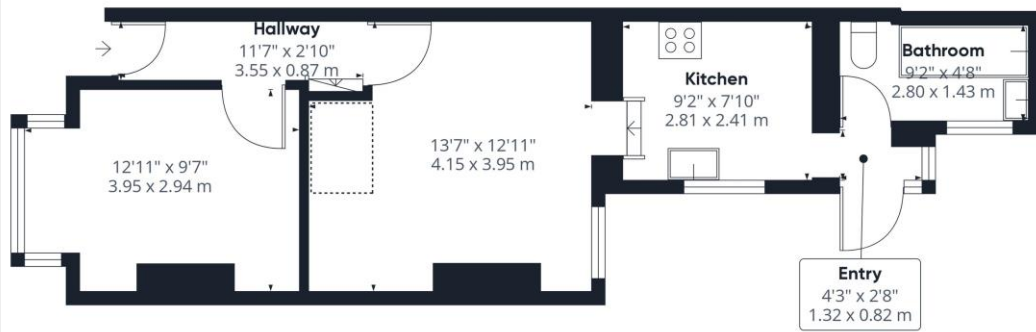
Mobile Signal
Good Signal



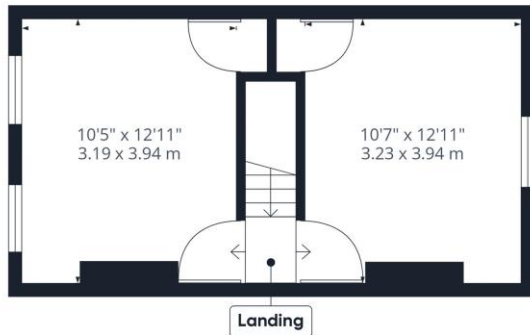
Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
718.58 ft²
66.76 m²

Reduced headroom
13.12 ft²
1.22 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		79
55-68 D	60	
39-54 E		

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45 Bedford Hill,
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