

TO LET



Moreton Road, South Croydon, CR2

£1,250.00 PCM

 **1**

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Property Description

This well-presented and spacious one-bedroom ground floor flat is situated on the tranquil, tree-lined Moreton Road in South Croydon, CR0. The property features a bright, roomy living area with direct access to a large communal garden, a double bedroom, a separate kitchen, and a modern three-piece bathroom.

Additional benefits include double-glazed windows throughout, gas central heating, a large communal garden, and off-street parking. The flat is conveniently located a short walk from South Croydon Station (Southern & Thameslink) and is close to numerous shops, pubs, and delightful restaurants.



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

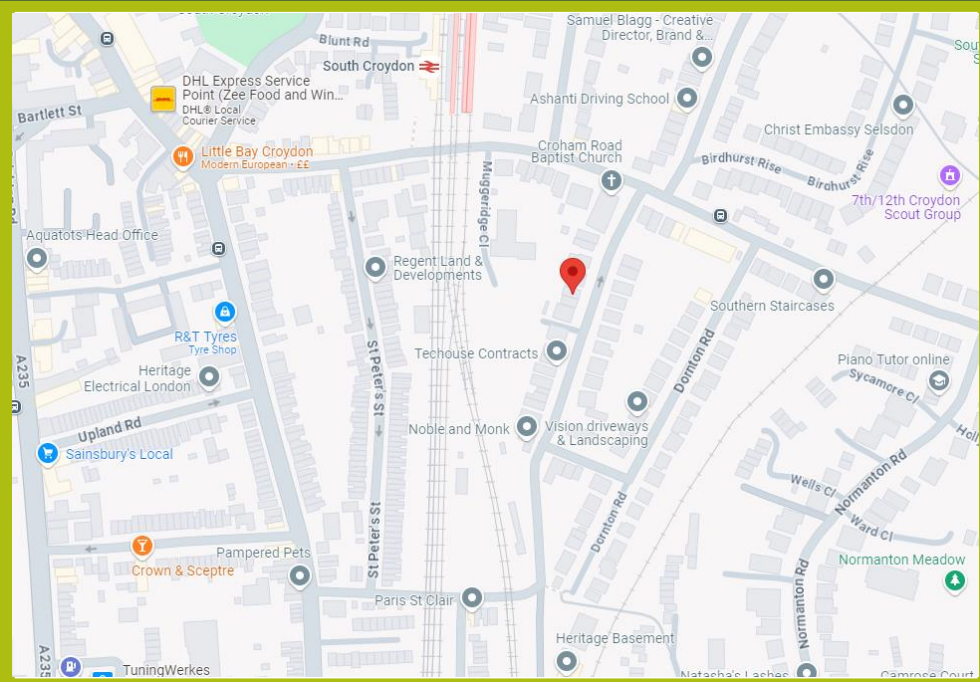
Date Available – 19/07/2024

Holding deposit amount – £288

Security Deposit amount (Five weeks rent) – £1,442.00

Council Tax Band – C

Local Authority – Croydon Council



Property Type
Flat (Ground Floor)



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



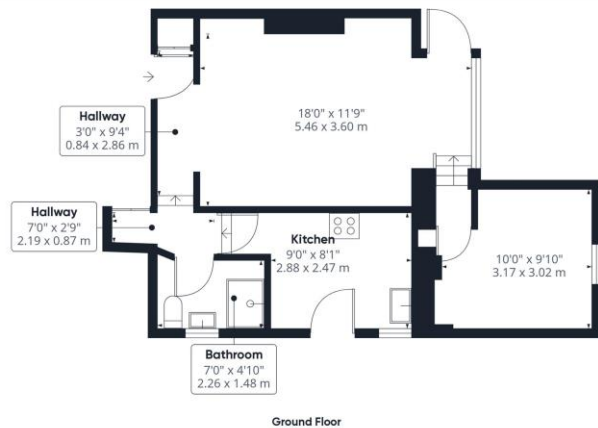
Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Floor -1



Approximate total area⁽¹⁾

573.93 ft²
53.32 m²

Reduced headroom

6.57 ft²
0.61 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		
55-68 D	66	74
39-54 E		

Balham

45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 020 8679 9889

