

TO LET



Coombe Road, Croydon, CR0

£1,350.00 PCM



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Property Description

This recently refurbished one-bedroom apartment is situated on Coombe Road. The property features a spacious double bedroom, a generously sized open plan kitchen / living room with brand new fitted appliances and a modern three piece bathroom with a shower over bath.

A bustling area with a diverse town centre, featuring a wide range of shops, boutiques, and restaurants to cater to all tastes. The lively street market offers fresh produce, crafts, and unique finds for locals and visitors. With excellent transport links, including multiple bus routes and the nearby East Croydon railway station, it's an ideal location for both residents and commuters. Moreover, the district boasts numerous parks and green spaces, providing a peaceful escape from the urban hustle and bustle, perfect for leisurely strolls, sports, or picnics with friends and family.

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

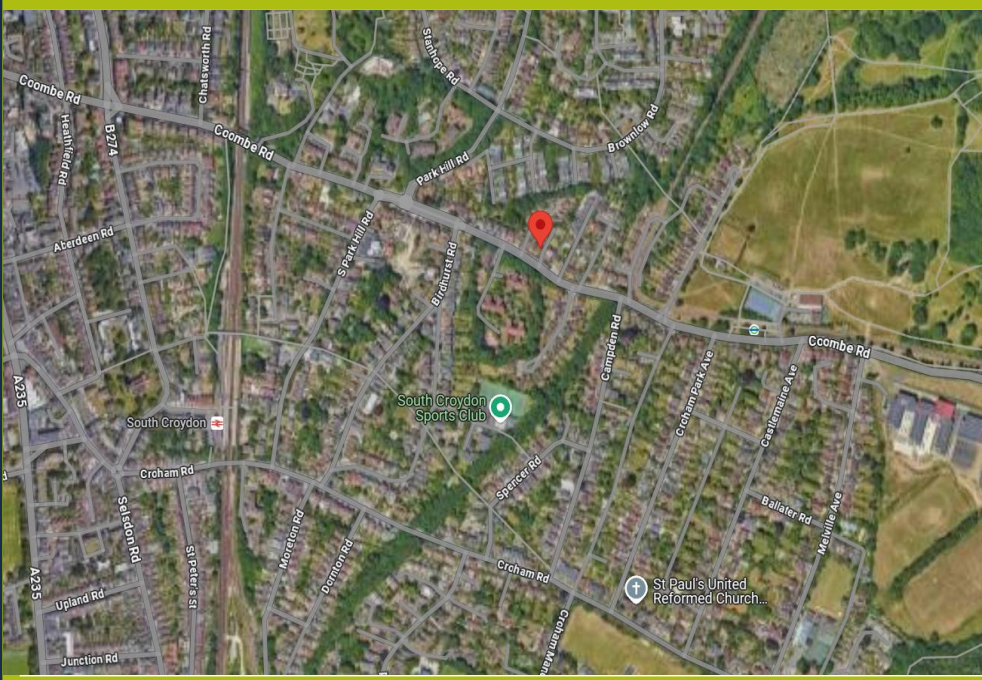
Date Available – 12/04/2025

Holding deposit amount – £311.53

Security Deposit amount (Five weeks rent) – £1,557.69

Council Tax Band – B

Local Authority – Croydon Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Electric
Communal / Mains



Broadband

Good coverage



Mobile Signal

Good coverage



Flood Risk

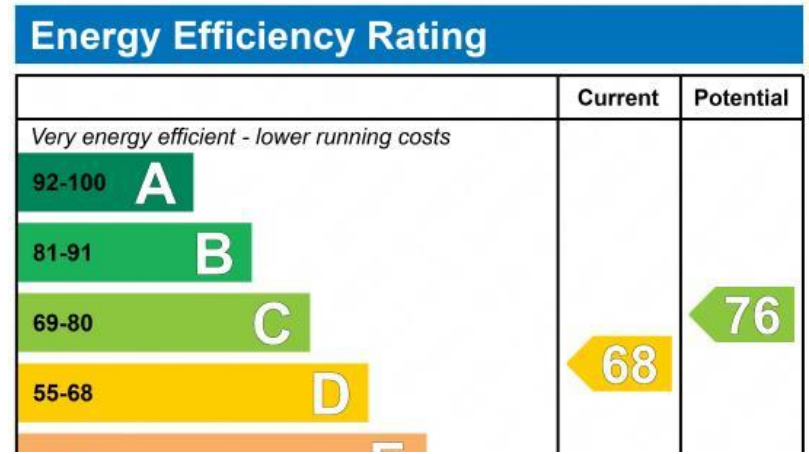
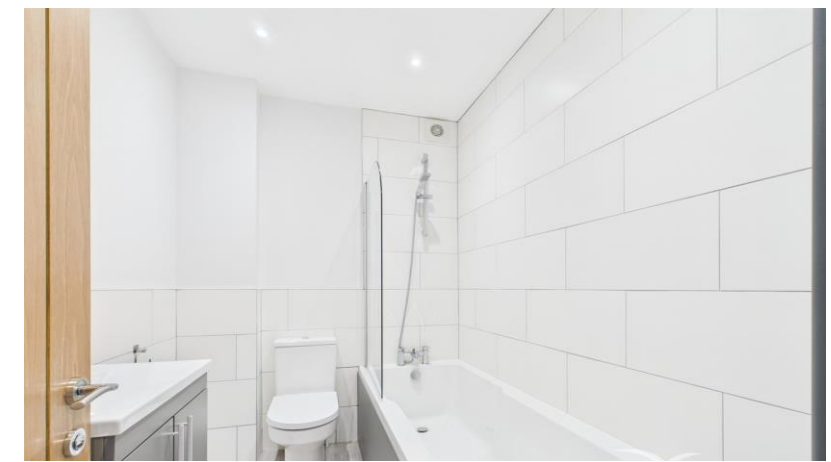
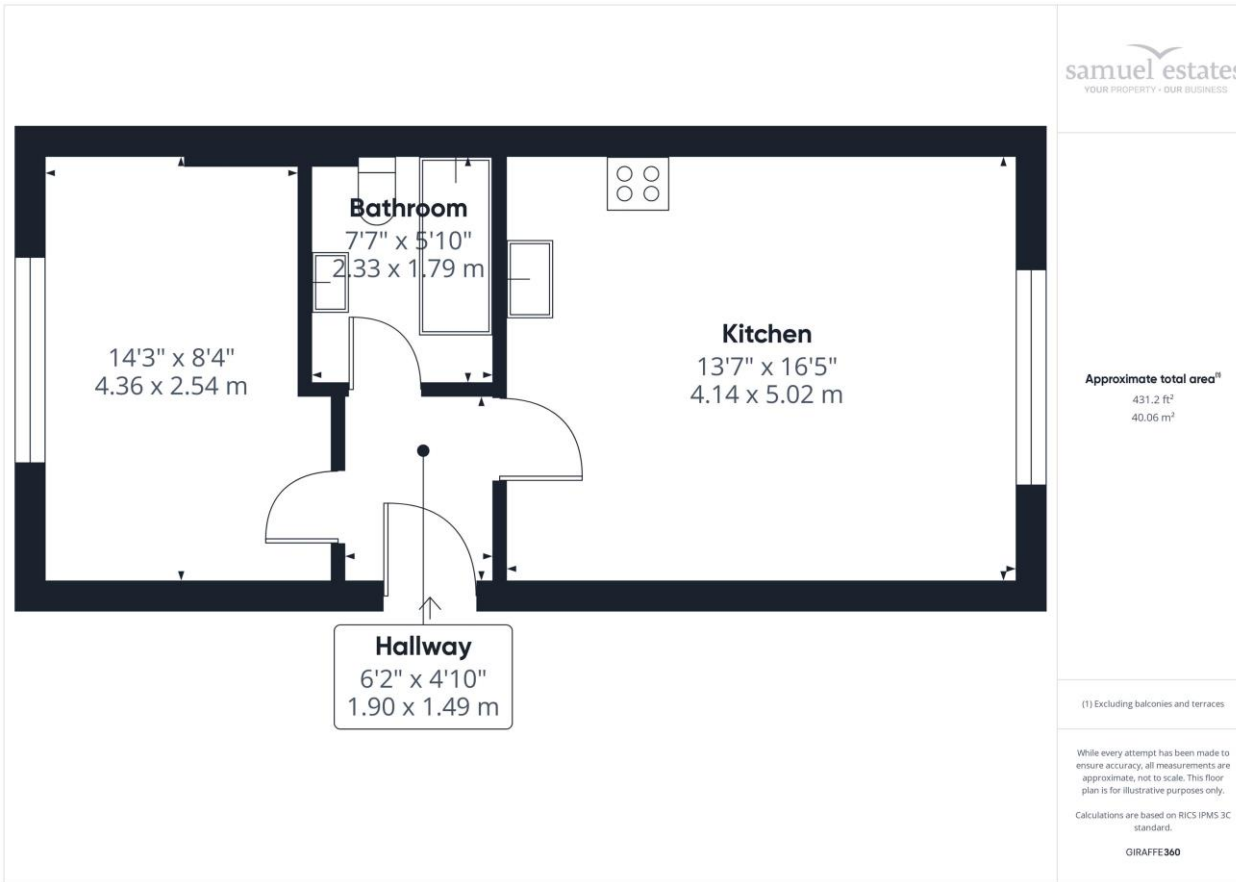
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



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

