

TO LET



Canterbury Road, Croydon, CR0

£1,950.00 PCM

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samuel estates
YOUR PROPERTY • OUR BUSINESS

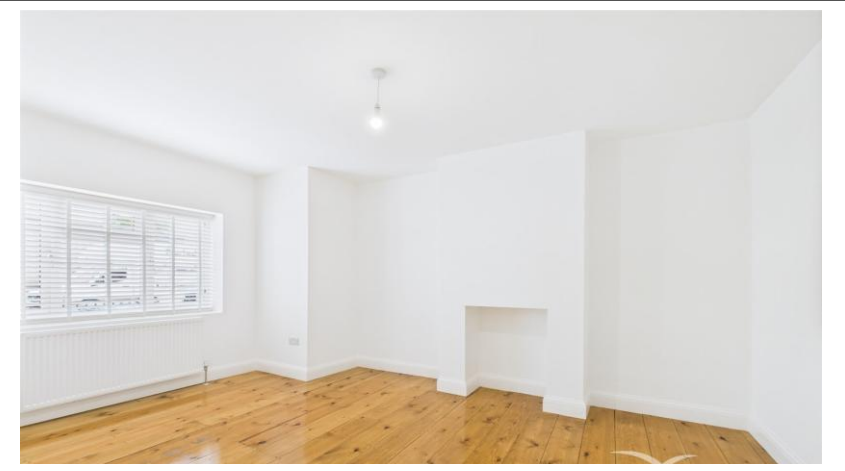
Property Description

Situated on Canterbury Road, CR0, this immaculately refurbished ground floor flat presents a fantastic opportunity for comfortable living. Boasting two double bedrooms, a sleek bathroom, and a spacious reception room, this property offers a perfect blend of style and functionality. The property features a private garden, ideal for outdoor relaxation, as well as a garage providing convenient parking solutions. With its modern interior and desirable unfurnished status, this residence is ready to be personalised to suit your taste.

Conveniently located in a sought-after area, this property offers easy access to local amenities, transport links, and green spaces, making it an ideal choice for those seeking a well-connected and peaceful living environment.

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 – 07/06/2025

Holding deposit amount – £450

Security Deposit amount (Five weeks rent) – £2,250.00

Council Tax Band – C

Local Authority – Croydon Council



Property Type

Flat (Ground Floor)



Construction Type

Brick



Parking

Garage



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good coverage



Flood Risk

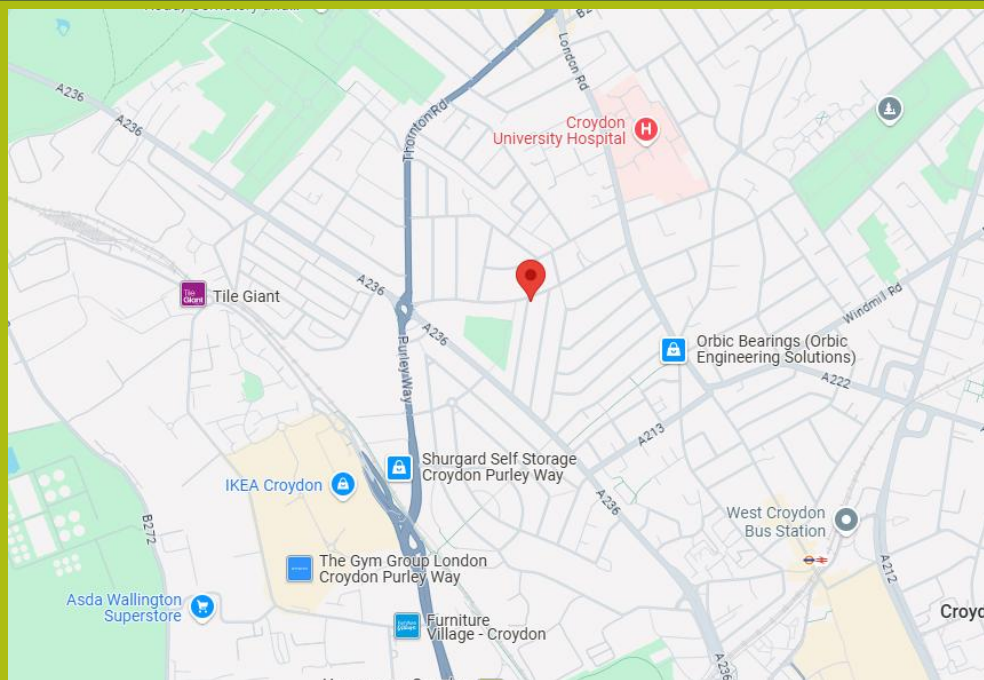
Has the property been flooded in the past five years: NO

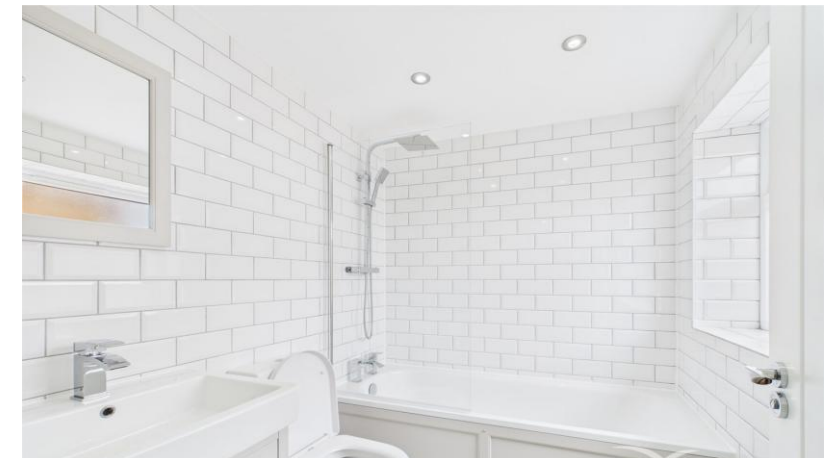
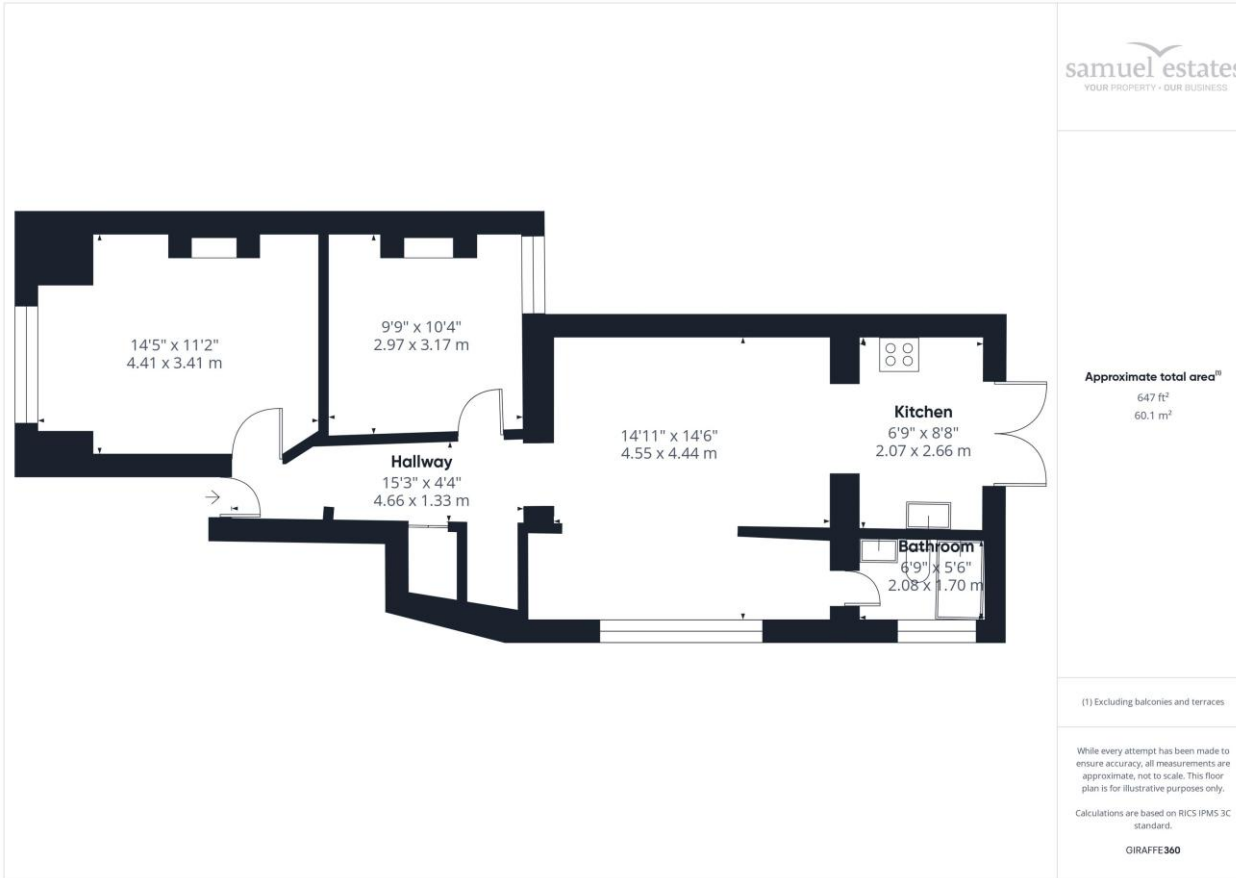
Level of Risk: None



**Proposed Development
in Immediate Locality?**

None





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	75	75
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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