

TO LET



Coombe Road, South Croydon, CR0

£1,750.00 PCM

2
2

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Property Description

This recently refurbished two-bedroom apartment is situated on Coombe Road. The property features two spacious double bedrooms, one of which comes with an ensuite bathroom, as well as a separate shower room. The apartment also offers a generously sized open plan kitchen with brand new fitted appliances. Additionally, there is a small courtyard adjacent to the living room, and the convenience of an allocated parking space.

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

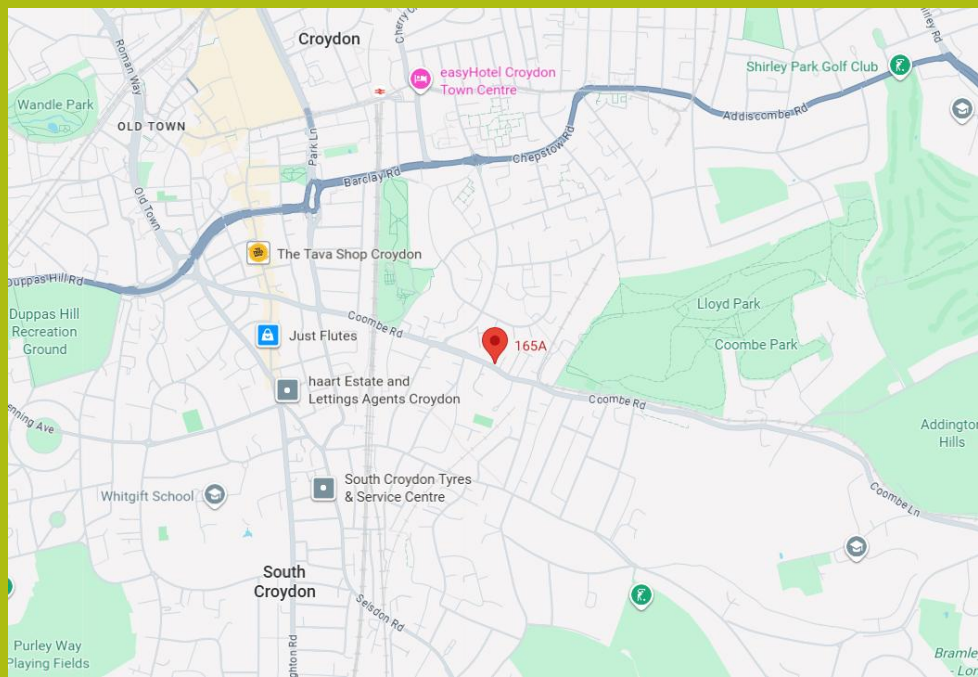
Date Available – 07/11/2025

Holding deposit amount – £403

Security Deposit amount (Five weeks rent) – £2,019

Council Tax Band – C

Local Authority – Croydon Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



Mobile Signal
Good Coverage

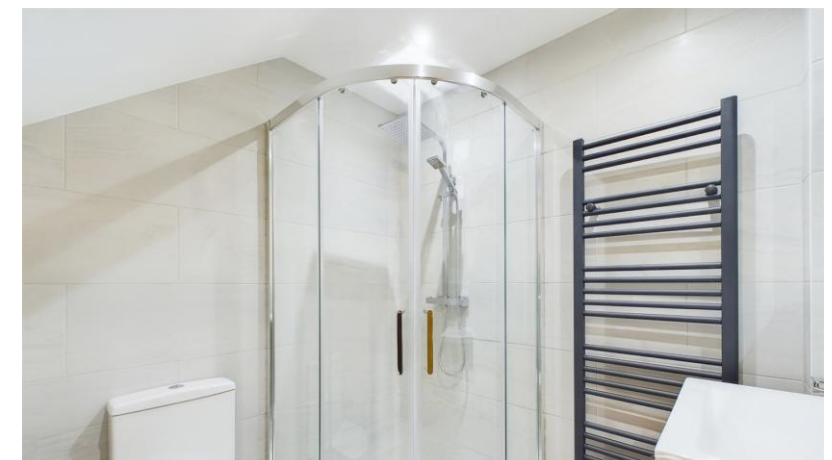
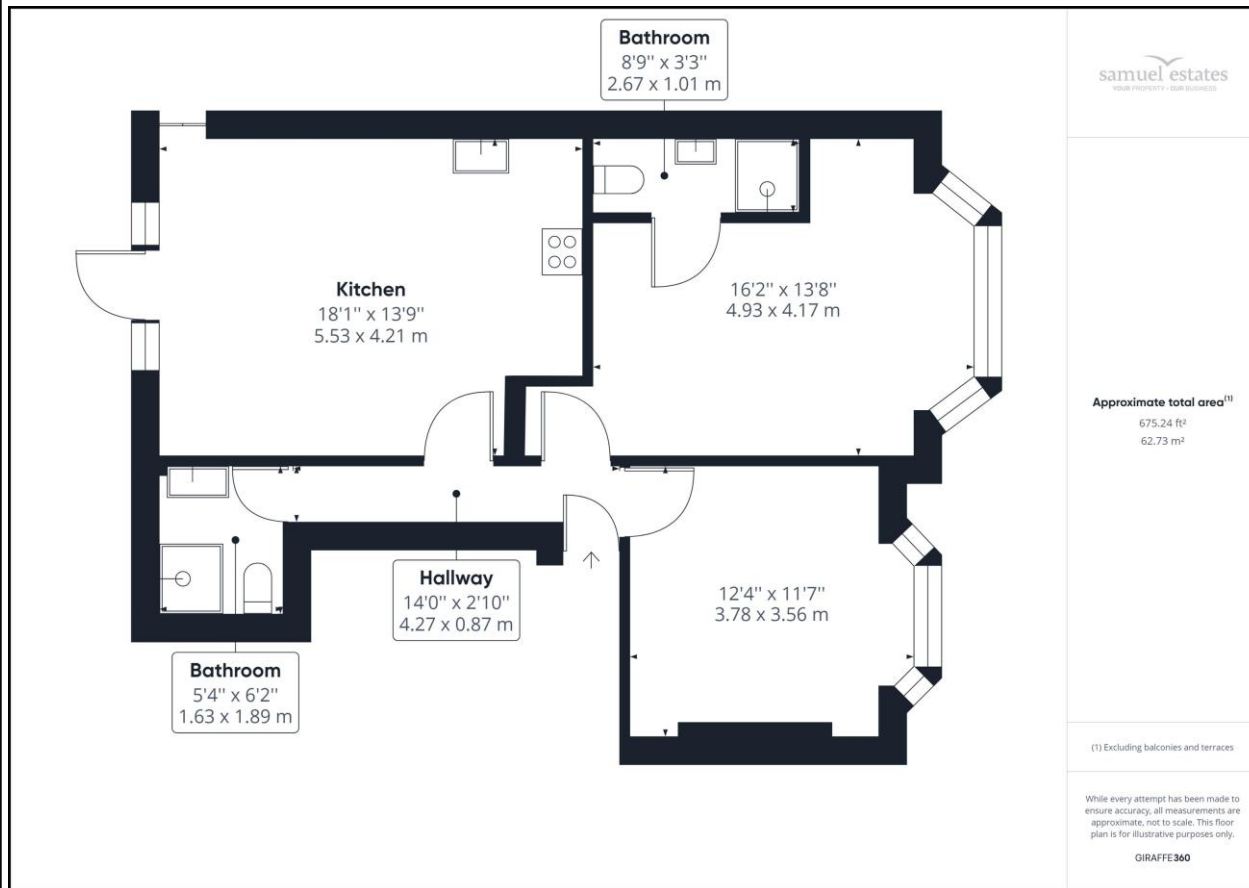


Flood Risk

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



Proposed Development in Immediate Locality?
None



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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45 Bedford Hill,
London, SW12 9EY
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