

TO LET



Queens Court, Colliers Water Lane, CR7

£1,700.00 PCM

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Property Description

A beautiful first-floor flat boasting two generous double bedrooms can be found on the peaceful and highly sought-after Colliers Water Lane in Thornton Heath, CR7.

This property features a sizable living room, two well-lit and roomy double bedrooms, a brand-new three-piece bathroom with shower over bath, and a sleek modern kitchen. Additionally, residents have the advantage of accessing a spacious communal garden, double-glazed windows, and efficient gas central heating.

Conveniently located a short walk away is Thornton Heath Train Station (Southern) and Croydon University Hospital, along with an array of shops, bars, and restaurants. This residence is ideally suited for a growing family, a young couple, or two individuals looking for a modern and spacious home.

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

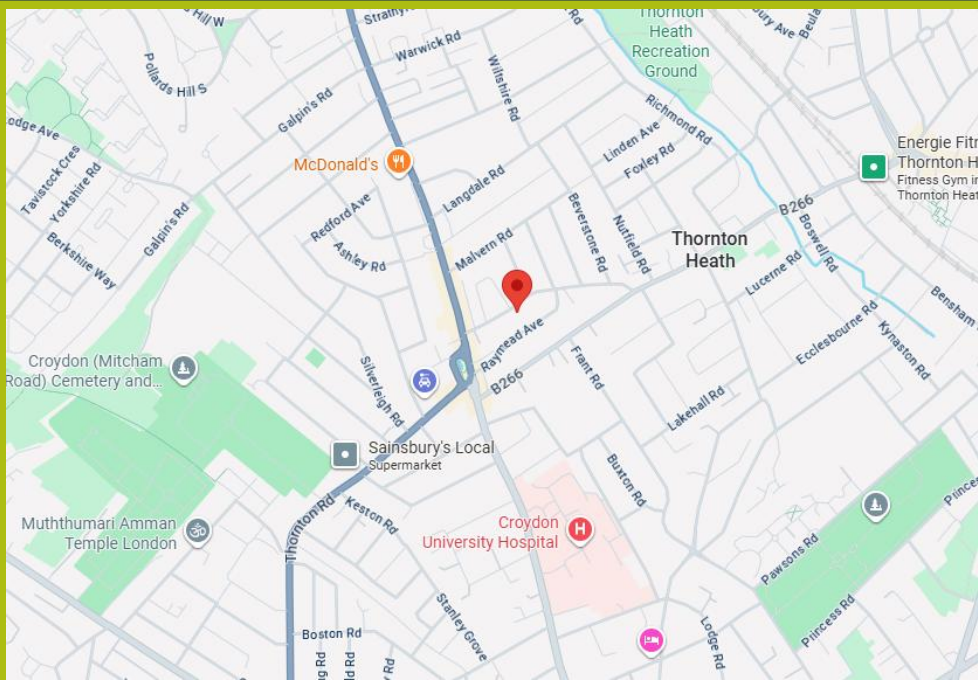
Date Available – 07/11/2025

Holding deposit amount – £392

Security Deposit amount (Five weeks rent) – £1,961.00

Council Tax Band – C

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 / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

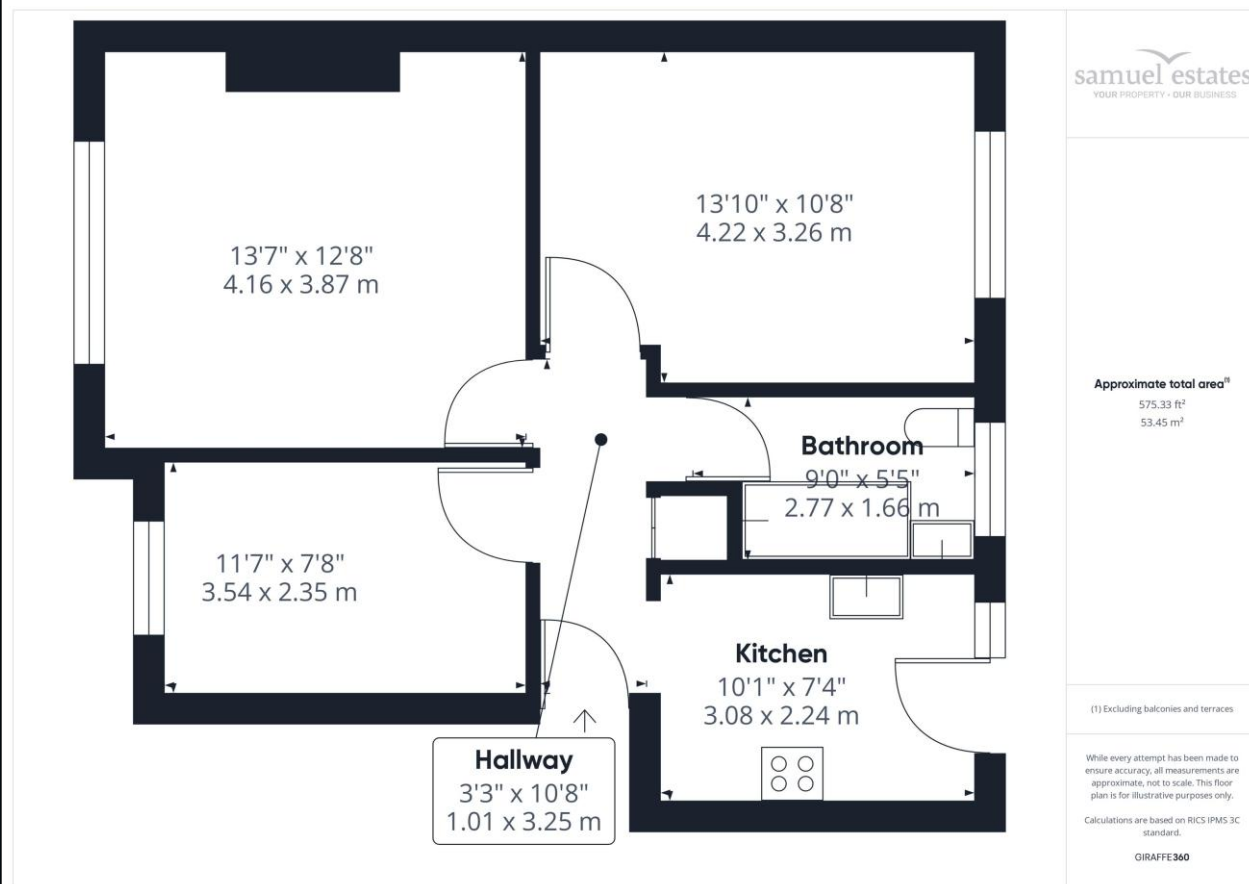
Has the property been flooded in the past five years: NO

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	74	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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