



- Two bedroom top floor split level
- Open plan living area
- Two good size double bedrooms
- Gas central heating

Bingham Road, CROYDON, Surrey CR0 7EB

AVAILABLE 31ST OF MAY. Benson and Partners are delighted to offer for rent this newly converted two bedroom top floor split level luxury apartment situated in a popular location, close to tramlink serving East Croydon Rail Station, local shops, restaurants, supermarket and more. Early viewing is strongly advised.

Council Tax band C

£1,550 pcm



Property Description

OPEN PLAN LOUNGE/KITCHEN 582 x 366 19' 11" x 12' 3" (6.07m x 3.73m) KITCHEN AREA: Full range of wall and base units with work tops incorporating four ring gas hob with electric oven under an hood above, plumbing for washing machine, tiled walls, power points, side aspect double glazed window, stainless steel sink with mixer tap. LOUNGE AREA: Double radiator, rear aspect double glazed window, decorative coved ceiling, laminated flooring, down light fittings, Sky TV. point, telephone point.

BEDROOM ONE 305 x 396 13' 1" x 10' (3.99m x 3.05m) Power points, TV. point, telephone point, double radiator, rear aspect double glazed window, decorative coved ceiling, down light fittings, door to: EN-SUITE: Corner step in shower unit with sliding glass doors, vanity unit, low level w.c., tiled walls and flooring, heated towel rail, extractor fan, down light fitting.

BEDROOM TWO 335 x 396 13' 1" x 11' 1" (3.99m x 3.38m) Front aspect double glazed window, power points, radiator, TV. point, telephone point, decorative coved ceiling.

BATHROOM Luxury fitted with matching suite comprising, panel enclosed bath with mixer tap and rail, shower screen, vanity unit, low level w.c., heated towel rail, extractor fan, tiled walls and floor.



Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		

LEASE/MAINTENANCE NEW LEASE WITH SHARE OF FREEHOLD GROUND RENT: T.B.A. SERVICE CHARGE: AS AND WHEN. PARKING: RESERED SPACE FOR ONE CAR TO REAR.

%epcGraph_c_1_334%

49 Lower Addiscombe Road,
Croydon, Surrey, CR0 6PQ

www.bensonpartners.co.uk
eastcroydon@bensonpartners.co.uk
02086863335

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.