

TO LET



Thornhill Road, Croydon, CR0

£1,400.00 PCM

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## Property Description

A bright and spacious one bedroom maisonette located on the quiet and residential Thornhill Road, Croydon, CR0. The property comprises of a large entrance hall, a good-sized living room with ample space for dining, a separate kitchen, a double bedroom with built in wardrobes and a three-piece bathroom.



Added benefits include a Private Garage, double glazed windows throughout, gas central heating and has recently been refurbished throughout. The property ideally located a short walk to West Croydon station & tram line (Southern & Windrush) providing you with excellent transport links. The Central Shopping Centre offers you plenty of restaurants, bars, and shops including the famous Box Park.



## 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

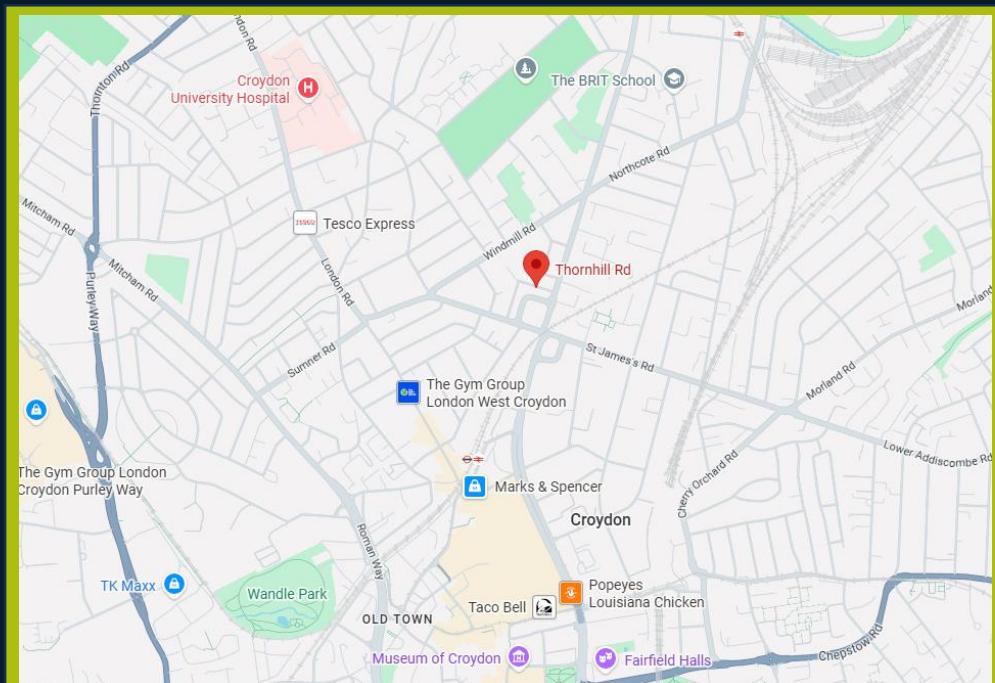
**Date Available** – 02/12/2025

**Holding deposit amount** – £323

**Security Deposit amount (Five weeks rent)** – £1,615.00

**Council Tax Band** – B

**Local Authority** – Croydon Council



### Property Type

Maisonette (First 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

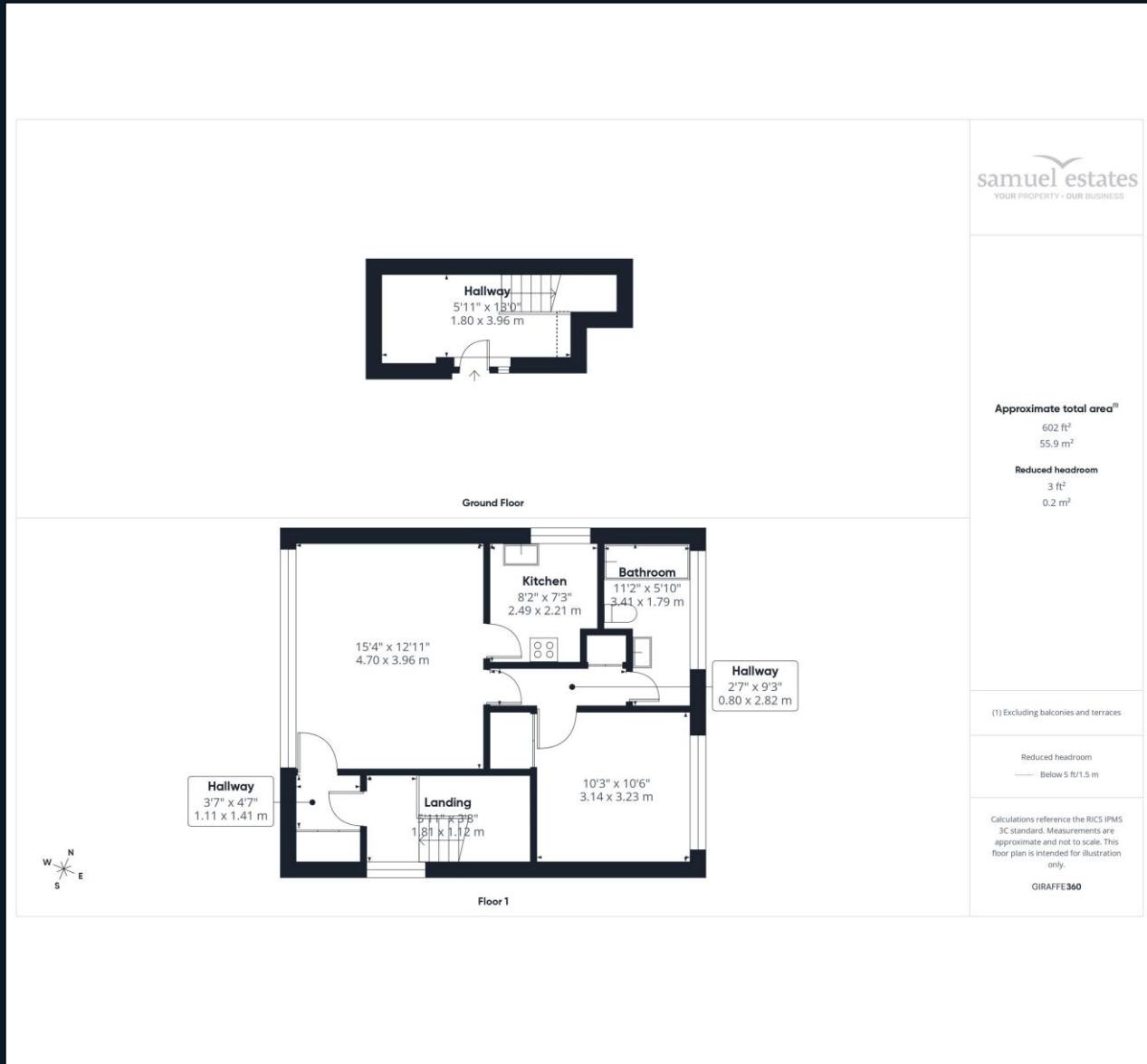
Has the property been flooded in the past five years: **NO**

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	69	
55-68 D		
39-54 E	48	
21-38 F		
1-20 G		

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