

12 Queen Street, Croydon, CR0 1SY

£1,900 Per month

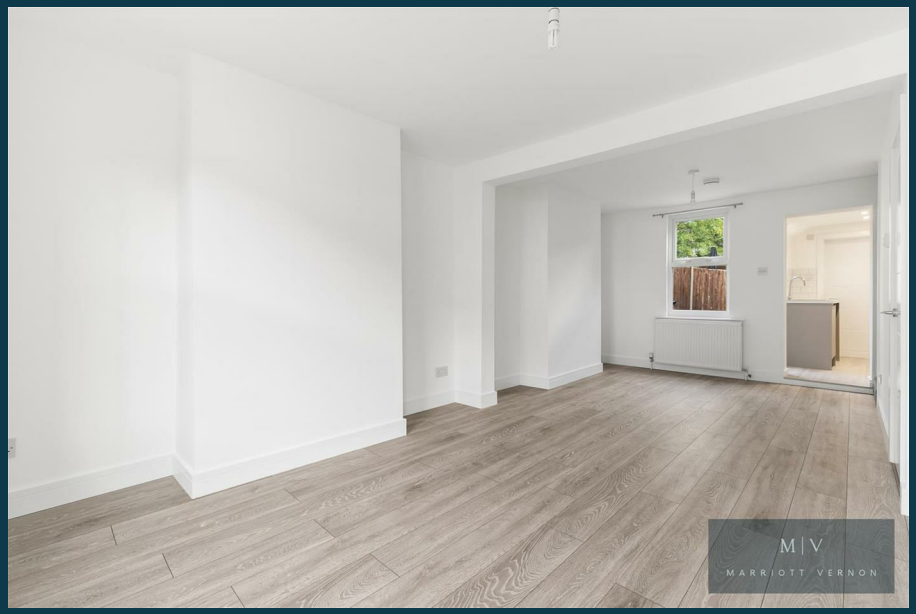
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MARRIOTT VERNON

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Marriott Vernon present this stunning, refurbished two bedroom mid terraced property with paved garden which has just undergone refurbishment throughout. Conveniently situated in the heart of Old Town, within a short distance of transport links and amenities. The property offers bright, well planned accommodation including a double length reception room, modern fitted kitchen, downstairs bathroom
and featuring gas central heating, double glazing and private rear garden.

Comprising entrance leading into the double length reception room with space for relaxing, entertaining and dining. The separate kitchen, with door to the garden, comprises a range of wall and base units with work surfaces incorporating inset sink unit, hob, overhead extractor, oven below and further space for appliances. A family bathroom with new bathroom suite completes the lower level accommodation. To the first floor, there are two double bedrooms.

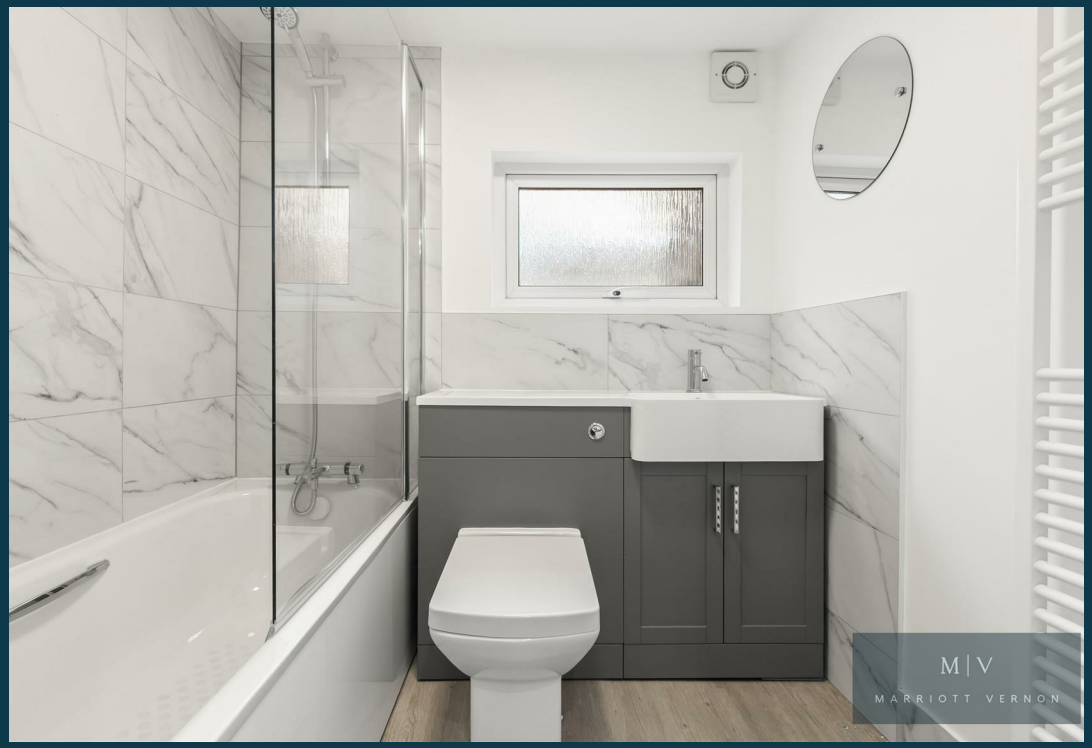
The property is very conveniently located within easy access of Tramlink at George Street and Church Street, with East Croydon station and Croydon town centre within a short walk. Croydon town centre itself offers a huge array of shops, bars, restaurants and amenities, as well as leisure facilities including a cinema complex. The area is also well served by good local schools and open spaces.

Tenant Fees
The advertised rent is exclusive of all utility bills. Unless otherwise stated, the tenant will be responsible for the payment of all utilities and outgoings associated with the property, including (where applicable) gas, electricity, water, council tax, broadband, TV licence, and any other service charges or subscriptions.
Holding Deposit: £438.46 (equivalent to one week's rent).
Security Deposit: £2,192.30 (equivalent to five weeks' rent).
No other tenant fees apply.
Marriott Vernon is a member of Client Money Protect and The Property Redress Scheme.








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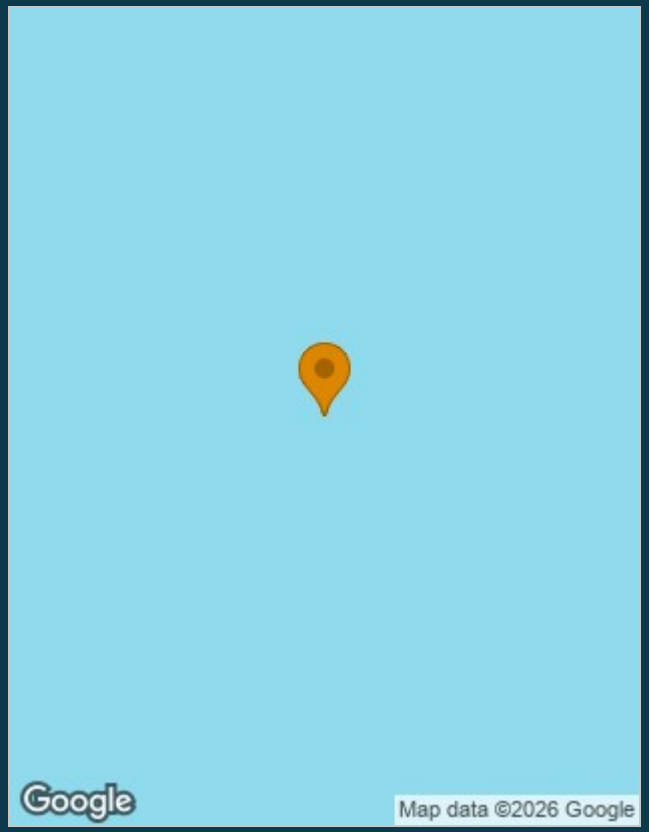

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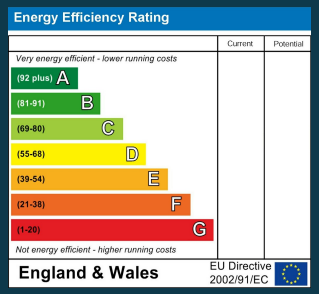

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Floor Plans



Location Map





Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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