



**0 Bed Studio
located in South Norwood**

£1,100 Per month



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- **Front top Studio Flat**
- **£1100 plus £200.00 on top for bills for 12 months**
- **Un furnished**
- **Ideal for Norwood Junction station**
- **UPVC double glazing**
- **Available mid February**
- **Near Shops and amenities**
- **View now - Ideal for single or Couple - no children**
- **Gas central heating system**

AVAILABLE NOW!! VERY LARGE!!! TOP FLOOR VICTORIAN STYLE STUDIO FLAT, close to shops, Norwood Junction Mainline / Over ground station and transport links to Croydon. To be LET with Extra £200 towards BILLS for the first 12 months. Council Tax Band C - Shared £2103.91. Rent £1100 plus £200 per month towards bills for the first 12 months.

Entrance

Stairs to top floor.

Entrance Hall

Front door. Vinyl flooring.

Studio room

170 x 14'2

UPVC double glazed windows to front. Two double radiators. Carpet as laid. Sofa. Coffee Table. Wardrobe. Shelving unit.

Kitchen / Diner

15'3 x 9'9

UPVC double glazed windows to side. Range of wall and base units with work surfaces over. Built-in oven and hob. Washing machine. Fridge/freezer. Dining table.

Shower room

UPVC double glazed windows to front. Shower cubicle. Low level wc. Vanity wash hand basin. Heated towel rail. Vinyl flooring.

Authority

London Borough Of Croydon Band C - Shared bill included.



Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
75		67	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions			
(81 plus) A			
(61-80) B			
(50-60) C			
(39-49) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	