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MARRIOTT VERNON  
ESTATE AGENTS



29 Leslie Park Road, Croydon, CR0 6TN

£1,200 Per month





# 29 Leslie Park

## Croydon, CR0 6TN

£1,200 Per month

Well Presented One Bedroom Ground Floor Flat  
Modern Interiors and Neutral Finish

Stylish Bathroom

Double Glazing

Short Walk to East Croydon Station/Tramlink

Ideal East Croydon Location

Bright and Spacious Open Plan  
Reception/Kitchen

Gas Central Heating

Inbuilt Storage

Moments from Shops and Amenities

Marriott Vernon present this well presented one double bedroom ground floor maisonette, ideally situated just a short walk from East Croydon station and local amenities. The property offers bright, well planned accommodation with modern interiors - ideal for a modern lifestyle in this fantastic East Croydon location. Featuring a generous open plan reception/modern fitted kitchen, bathroom with white suite, useful inbuilt storage, gas central heating, double glazing, courtyard area to rear and front garden.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham.

#### 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: £276.92 (equivalent to one week's rent).

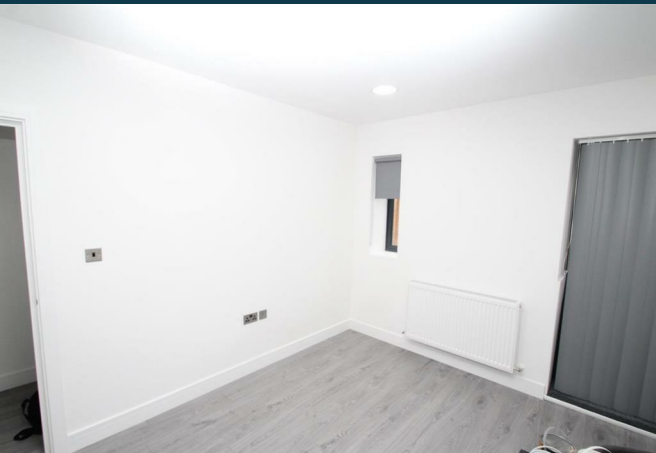
Security Deposit: £1,384.61 (equivalent to five weeks' rent).

Permitted payments under the Tenant Fees Act 2019 include rent, the holding deposit, the security deposit, payments for tenant-requested changes to the tenancy, early termination of the tenancy requested by the tenant, replacement of lost keys or security devices, interest on late rent (where applicable), and payments for utilities, communication services, TV licence and Council Tax where payable under the tenancy agreement.

No other tenant fees apply.

Marriott Vernon is a member of Client Money Protect and The Property Redress Scheme.

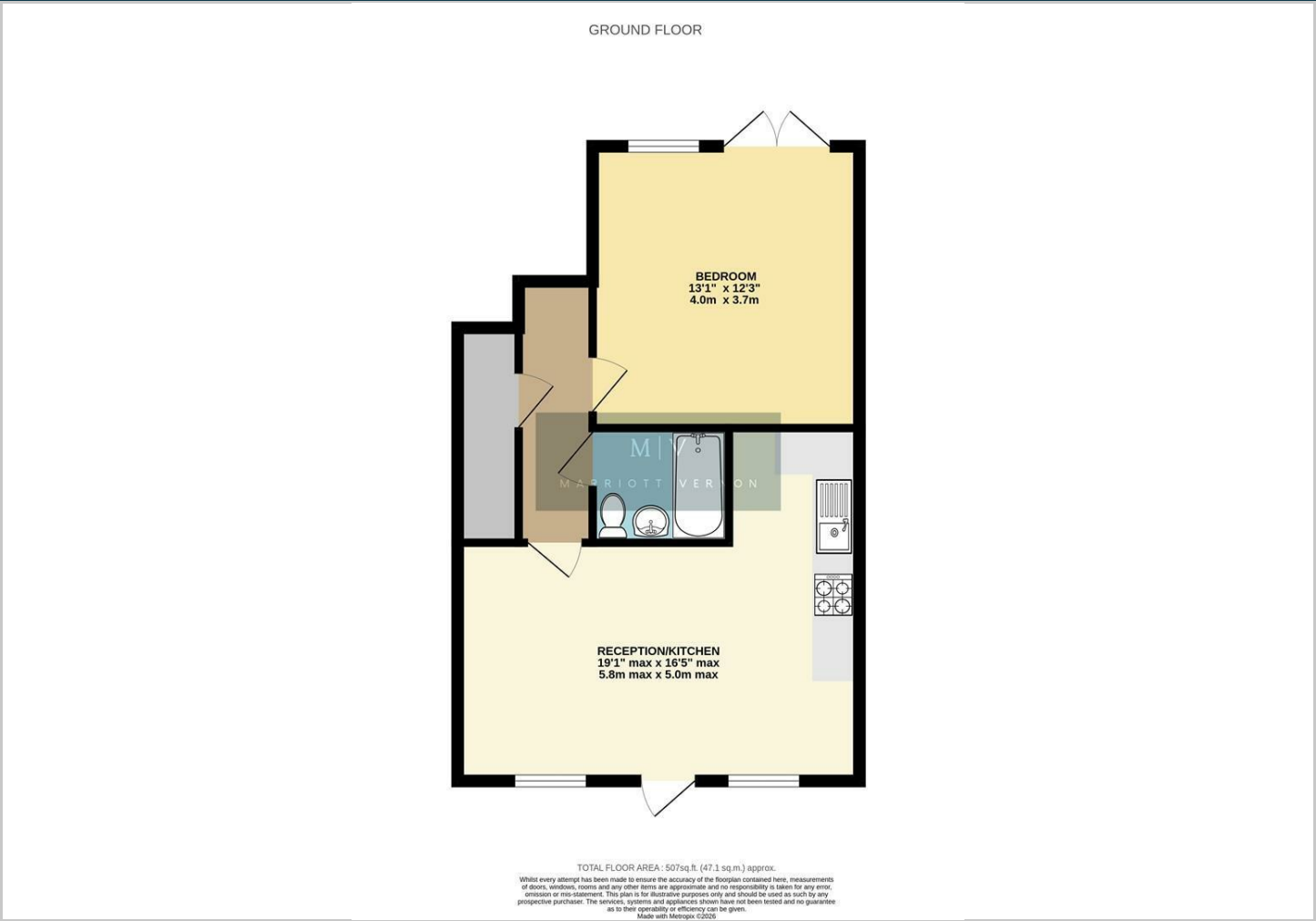
For further information, please visit our website [www.marriottvernon.com](http://www.marriottvernon.com)



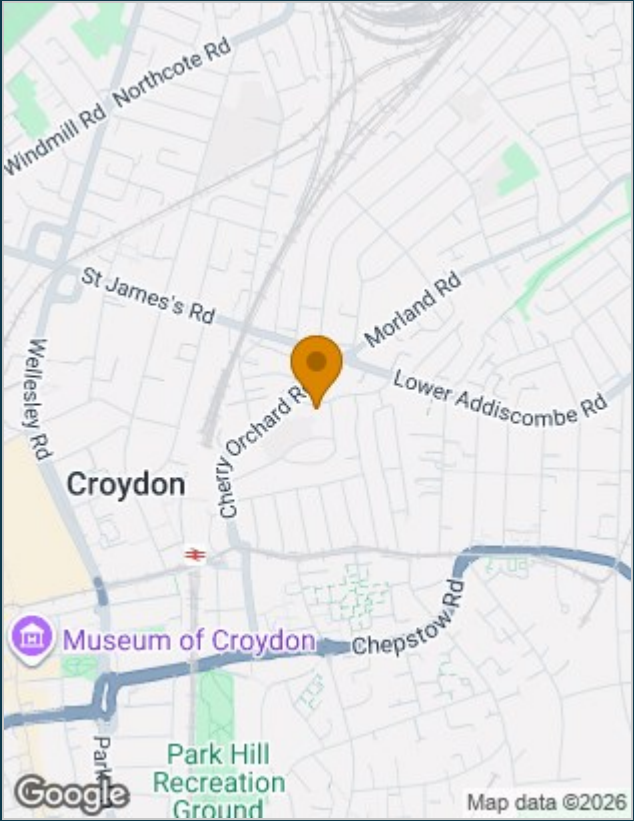




Floor Plans



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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 86      | 86                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.