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MARRIOTT VERNON

ESTATE AGENTS



4 Beech House Road, Croydon, CR0 1JP

£1,250 Per month



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4 Beech House Road

Croydon, CR0 1JP

Well Presented One Bedroom Ground Floor Flat
Period Appeal and Modern Finish
En-Suite Shower Room
Double Glazing
Close to Town Centre Amenities

Sought After East Croydon Location
Light and Spacious Open Plan Reception/Kitchen
Gas Central Heating
Short Walk to East Croydon Station
Easy Access Tramlink and Box Park

Marriott Vernon present to the market this well presented one bedroom ground floor flat, set within an attractive period property in a fantastic East Croydon location just a short walk from the station, Tramlink, shops and amenities. The property offers well proportioned living space with modern finish and neutral interiors throughout – the perfect blend of comfort and convenience for a modern lifestyle. Features include an inviting open plan reception/kitchen, modern en-suite shower room, gas central heating and double glazing.

The property is superbly located within a few minutes 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. Croydon town centre is close-by offering a huge selection of branded shopping, bars, restaurants and leisure facilities, with the fashionable 'Box Park' development only moments away next to the station.

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: £288.46 (equivalent to one week's rent).

Security Deposit: £1442.30 (equivalent to five weeks' rent)

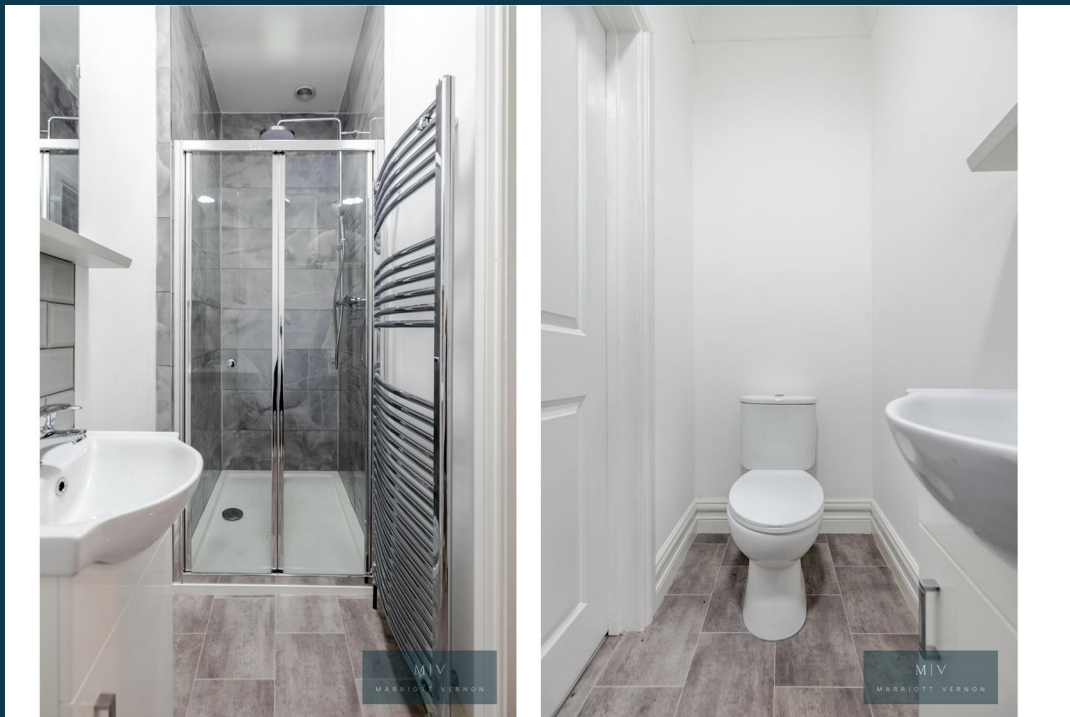
Permitted payments under the Tenant Fees Act 2019 include rent, the holding deposit, the security deposit, payments for tenant-requested changes to the tenancy, early termination of the tenancy requested by the tenant, replacement of lost keys or security devices, interest on late rent (where applicable), 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.

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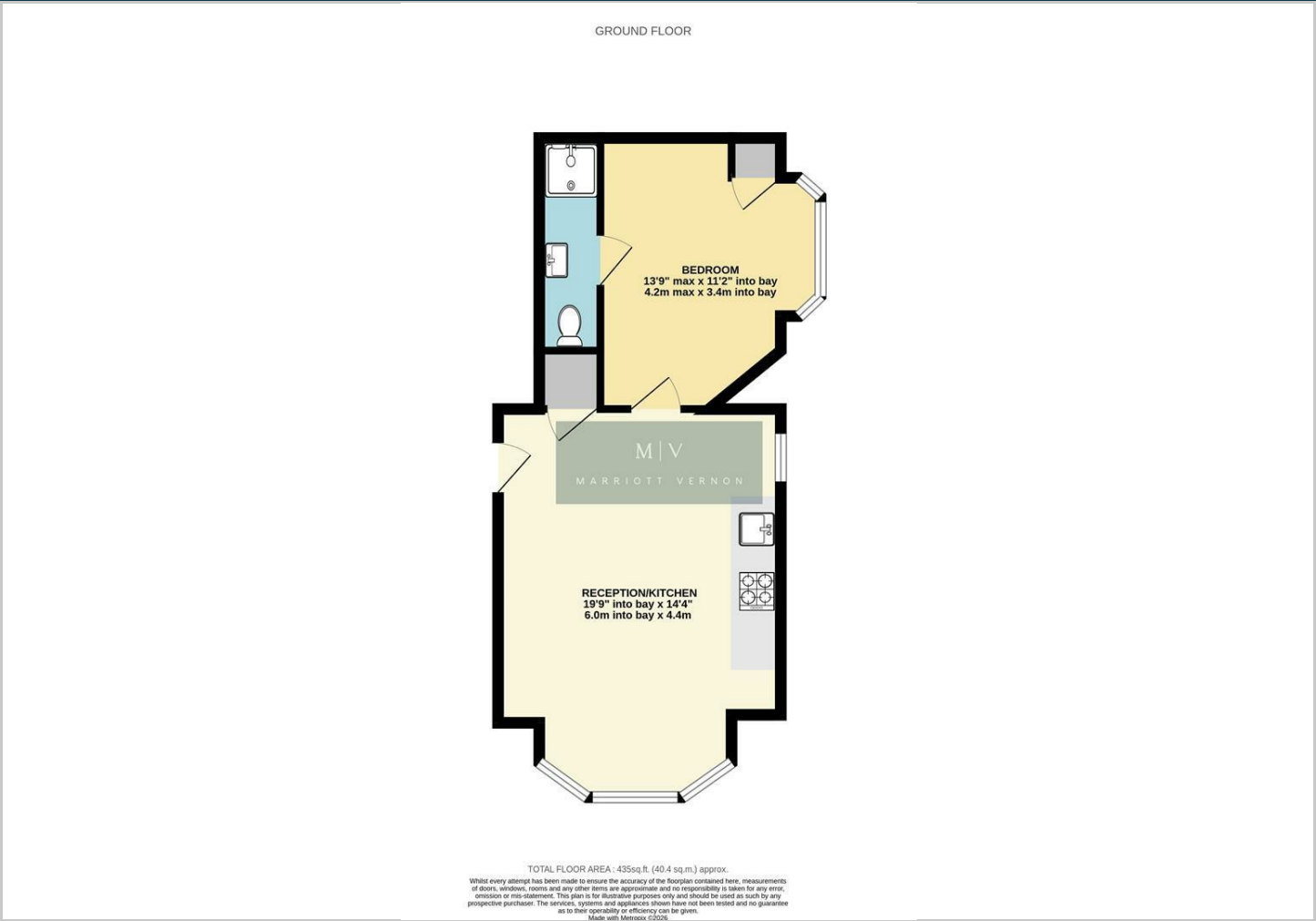




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Floor Plans



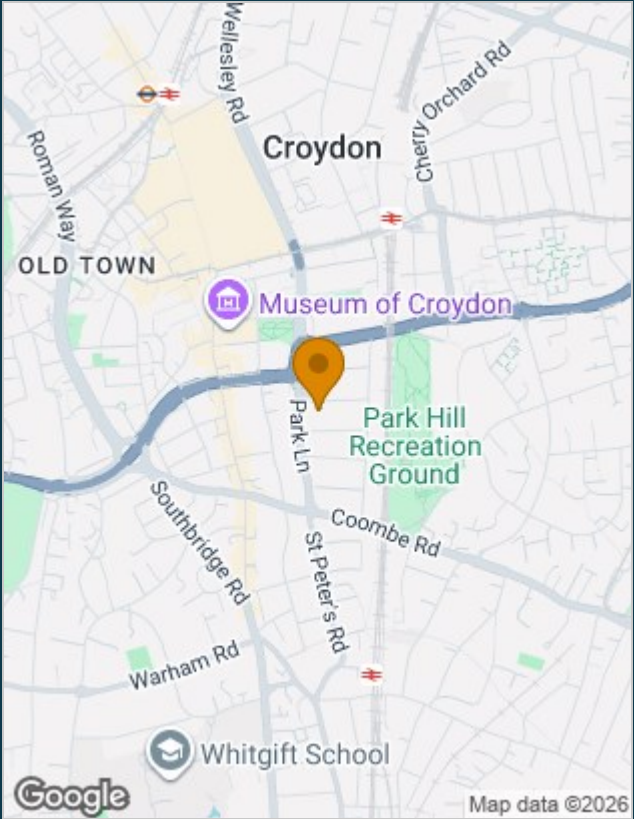
Viewing

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.

Bank House, 111 South End, Croydon, CR0 1BJ
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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