

TO LET

£1,500 pcm



# Flat 14 Park Lawn, Parchmore Road, Thornton Heath, Surrey. CR7 8HA

- Two Double Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Modern Bathroom
- Communal Garden
- Garage En-Bloc
- Double Glazing
- Gas Central Heating
- Quiet Location
- Furnished/Part Furnished



**Kingsbury Property Services**  
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## PROPERTY DESCRIPTION

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Situated in a much favoured and well maintained purpose built apartment block which is within a 2-20 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre, parkland and well regarded schools. This two double bedroom first floor flat benefits a garage en-bloc, a fully fitted contemporary style kitchen, a modern bathroom, large well planned accommodation with plenty of natural light throughout. Part/fully furnished. Available immediately.





## ROOM DESCRIPTIONS

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### Large Communal Front Garden

Laid to lawn, shrubs, mature trees, drive to garage en-bloc, path to:

### Courtyard

Laid to lawn, flowerbeds, mature shrubs, path to communal front door with entryphone to:

### Communal Entrance Hall

Door to rear garden and garage, stairs to:

### First Floor Landing

Balustrade, front door to:

### Large Entrance Hall

9' 6" x 4' 5" (2.90m x 1.35m)

Fitted cupboard housing meters and circuit breaker, fitted carpet, door to:

### Lounge/Diner

13' 11" x 13' 8" (4.24m x 4.17m)

Very large double glazed casement windows overlooking communal side garden, radiator, power points, fitted carpet, door to inner hall and doors to:

### Kitchen

9' 6" x 8' 11" (2.90m x 2.72m)

Large double glazed casement window to side, plenty of contemporary style fitted wall and base units with soft close doors, laminate worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap and tiled splashback, stainless steel double oven, microwave, gas hob with cooker hood above, integral fridge/freezer, washing machine, power points, laminate flooring.

### Bedroom 1

13' 10" x 10' 5" (4.22m x 3.17m)

Large double glazed casement window overlooking side communal garden, radiator, fitted wardrobes, power points, fitted carpet.

### Bedroom 2

10' 7" x 8' 1" (3.23m x 2.46m)

Double glazed casement window to side, radiator, fitted wardrobes, power points, fitted carpet.

### Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

Frosted double glazed casement window, fully tiled walls, heated towel rail, modern matching white suite comprising panel bath with electric shower and shower screen, vanity unit housing wash hand basin and dual flush wc, ceramic tiled floor.

### Garage En-Bloc

With up and over door.

### Communal Rear Garden

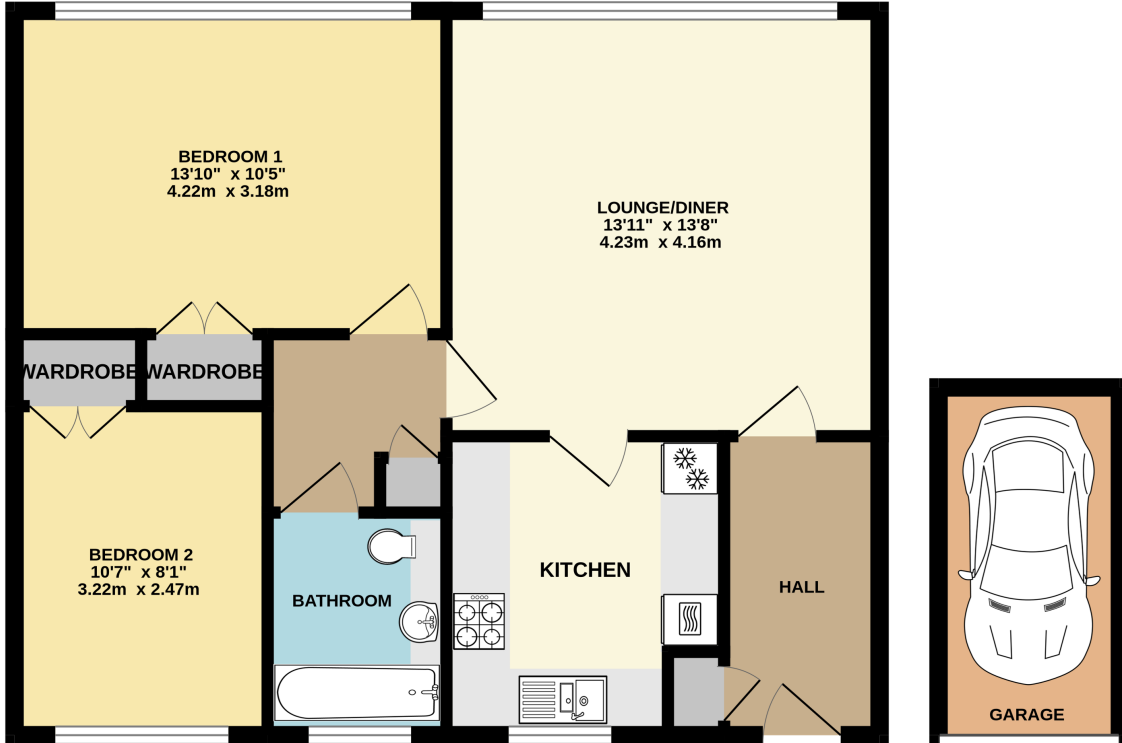
Laid to lawn, mature shrubs.



# FLOORPLAN



FIRST FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (65.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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