

TO LET

£1,500 pcm



## First Floor Flat, 20 Marion Road, Thornton Heath, Surrey. CR7 7AL

- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Bathroom
- Separate WC
- Double Glazing
- Gas Central Heating
- Quiet Location
- Level Walk to Local Amenities
- Available Now



Kingsbury Property Services  
48, High Street, Thornton Heath, CR7 8LF

0208 689 0808  
response@kingsburys.com





### PROPERTY DESCRIPTION

---

Situated in a quiet yet highly convenient cul-de-sac within a 5-10 minute walk of Thornton Heath and Selhurst train stations, bus routes, local shops, supermarket, Leisure Centre and well regarded schools. A two double bedroom split level apartment which benefits from spacious, well planned accommodation with plenty of natural light through. It is immediately available and highly recommended.



## ROOM DESCRIPTIONS

---

### Front Garden

Path to:

### Porch

Communal part glazed front door to:

### Communal Entrance Hall

Stairs to:

### Entrance Hall

Stairs to:

### Mezzanine Landing

Radiator, laminate flooring, two stairs with ornate balustrade to first floor landing, doors to:

### Kitchen

8' 9" x 8' 8" (2.67m x 2.64m)

Double glazed casement windows to rear, modern matching fitted wall and base units with laminate worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap and tiled splashback, double electric oven and gas hob, washing machine, fridge/freezer, gas combination boiler, power points, laminate flooring.

### Separate WC

Frosted double glazed casement window, low flush wc, wall mounted wash hand basin with tiled splashback, vinyl flooring

### First Floor Landing

Laminate floor, stairs with ornate balustrade to second floor landing, doors to:

### Living Room

14' 10" x 12' 1" (4.52m x 3.68m)

Double glazed casement windows to front, three radiators, picture rail, power points, laminate flooring.

### Bedroom 2

12' 0" x 9' 4" (4.27m x 2.84m)

Double glazed casement window, radiator, fitted cupboard, power points.

### Second Floor Landing

Velux window, cupboard housing hot water cylinder, doors:

### Bedroom 1

Double glazed casement window to side, radiator, fitted wardrobe, storage into eaves, double glazed Velux window, power points, fitted carpet.

### Bathroom

6' 5" x 5' 0" (1.96m x 1.52m)

Double glazed Velux windows, fully tiled walls, chrome heated towel rail, modern matching white suite comprising panel bath with mixer tap and shower attachment, vanity unit housing wash hand basin with mixer tap, ceramic tiled floor.

### PLEASE NOTE:

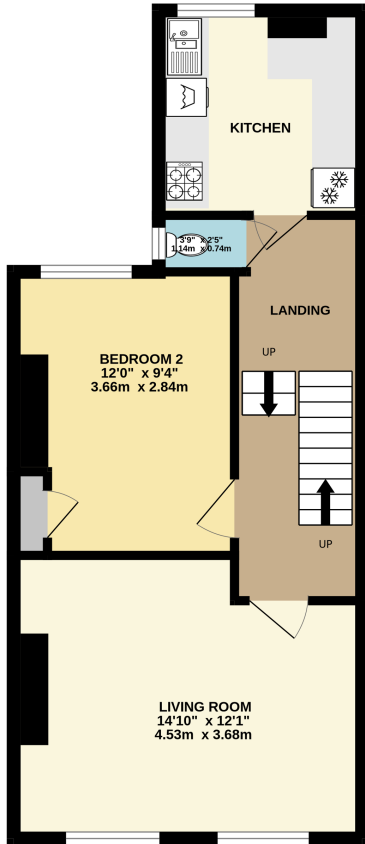
The tenant will be required to pay one month's rent in advance and give weeks rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



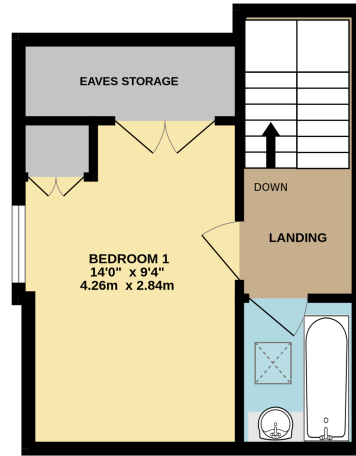
# FLOORPLAN & EPC



FIRST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



SECOND FLOOR  
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.9 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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Head Office  
48, High Street, Thornton Heath, CR7 8LF  
0208 689 0808  
response@kingsburys.com