



Flat 21 Connaught Towers, 682-684 London Road, Thornton Heath, Surrey. CR7 7HU

- Bedroom 1: 10' 11" x 9' 10" (3.33m x 3.00m)
- Bedroom 2: 10' 11" x 7' 10" (3.33m x 2.39m)
- Bathroom:
- Open Plan Kitchen/Living Room: 18' 8" x 14' 6" (5.69m x 4.42m)
- Communal Front Garden:



PROPERTY DESCRIPTION

Situated on the corner of Alma Place, a highly convenient location within easy reach of most local amenities including bus station/routes. Thornton Heath train station, tram station, local shops, Supermarkets, Croydon University Hospital and Central Croydon. A prestigious and stunning development of 1 and 2 bedroom contemporary style apartments with plenty of natural light and open plan living that have been finished to the highest of standards. Benefits include porcelain flagstone tiled floors throughout, CCTV, cable points & a communal front garden. Unfurnished & Available Immediately.



ROOM DESCRIPTIONS

Double Cast Iron Gates With Number Lock To:

Communal Front Garden

Lawns, shrubs, bin area, bicycle rack, cobble style path to stone steps to:

Covered Porch

Flagstone flooring, entryphone, part double glazed door to:

Mail Room

Mail boxes with keys, picture and frosted windows, flagstone flooring.

Wide Paved Steps With Foot Level Lighting To:

Large Porch

With entryphone, light and light sensor, key sensor, double glazed communal front door to:

Communal Entrance Hall

Welcome mat, ceramic tiled floor, smoke alarm, coved cornice, light sensor, exit button, front door to:

Entrance Hall

Double coil underfloor heating, entryphone, cupboard housing fuse box, coved cornice, downlighters, mains wired smoke alarm, satin chrome power points, porcelain flagstone tiled floor, fire doors with magnetic chrome door stops, to:

Open Plan Kitchen/Living Room

18' 8" x 14' 6" (5.69m x 4.42m)

New double glazed casement windows to rear, double coil underfloor heating with Heatmiser thermostatic control and timer, plenty of new high gloss white fitted wall and base units with laminate worktops with metal edging housing single drainer stainless steel sink unit with mixer tap and porcelain tiled splashback, stainless steel oven, stainless steel gas hob, stainless steel splashback, stainless steel cooker hood, integral washer/dryer, integral fridge, fitted cupboard housing new condensing boiler, mains wired smoke alarm, downlighters, coved cornice, satin chrome dimmer switches, Cable point, satin chrome power points, porcelain flagstone tiled floor.

Bedroom 1

10' 11" x 9' 10" (3.33m x 3.00m)

Double glazed casement window to rear, double coil underfloor heating with Heatmiser thermostatic control and timer, downlighters, coved cornice, satin chrome power points, porcelain flagstone tiled floor.

Bedroom 2

10' 11" x 7' 10" (3.33m x 2.39m)

Double glazed casement window to rear, double coil underfloor heating with Heatmiser thermostatic control and timer, downlighters, coved cornice, satin chrome dimmer switch, power points, porcelain flagstone tiled floor.

Bathroom

Air extractor, double coil underfloor heating, new contemporary style white suite comprising panel bath with shower above and tiled splashback, pedestal wash hand basin with tiled splashback and mirrored medicine cabinet above, dual flush wc, downlighters, porcelain flagstone tiled floor.

TENANT FEES & DEPOSIT

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



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (48.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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