

TO LET

£1,650 pcm



216 Mersham Road, Thornton Heath, Surrey. CR7 8NR

- 3 Bedroom Maisonette
- Living Room
- Fitted Kitchen
- Modern Shower Room
- Own Rear Garden
- Own Front Door
- Unfurnished
- Double Glazing
- Gas Central Heating
- Available 02/08/2024



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated in a quiet residential road which is highly convenient for most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre and well regarded schools. This spacious three bedroom ground floor purpose built maisonette has been well planned & has good size rooms with plenty of natural light throughout, fitted kitchen modern shower room and recent fitted carpets. Available 2nd August 2024.
Recommended.



ROOM DESCRIPTIONS

Front Garden

Flowerbed, steps to:

Porch

Double glazed front door to:

Entrance Hall

Double glazed picture window, radiator, cornice, understairs cupboard housing meters, new fitted carpet, doors to:

Bedroom 3/Living Room

13' 4" x 11' 10" (4.06m x 3.61m)

Double glazed casement windows to front, double radiator, coved cornice, power points, new fitted carpet.

Bedroom 1

15' 3" x 10' 7" (4.65m x 3.23m)

Double glazed casement window to rear, double radiator, fitted wardrobes, power points, new fitted carpet.

Bedroom 2

9' 1" x 7' 10" (2.77m x 2.39m)

Double glazed casement window overlooking rear garden, double radiator, power points, new fitted carpet.

Living Room

13' 11" x 10' 11" (4.24m x 3.33m)

Double glazed casement windows overlooking rear garden, double radiator, fitted cupboard housing gas combination boiler, power points, new fitted carpet, through to:

Kitchen

7' 3" x 7' (2.21m x 2.13m)

Double glazed casement window overlooking rear garden, modern matching fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel oven, stainless steel gas hob, cooker hood, washing machine, power points, vinyl flooring, double glazed door to own rear garden and door to:

Shower Room

9' 4" x 4' 7" (2.84m x 1.40m)

Frosted double glazed casement window to rear, modern matching white suite comprising large shower cubicle, vanity unit housing wash hand basin with mixer tap and tiled splashback, dual flush wc, vinyl flooring, double glazed door to:

Own Rear Garden

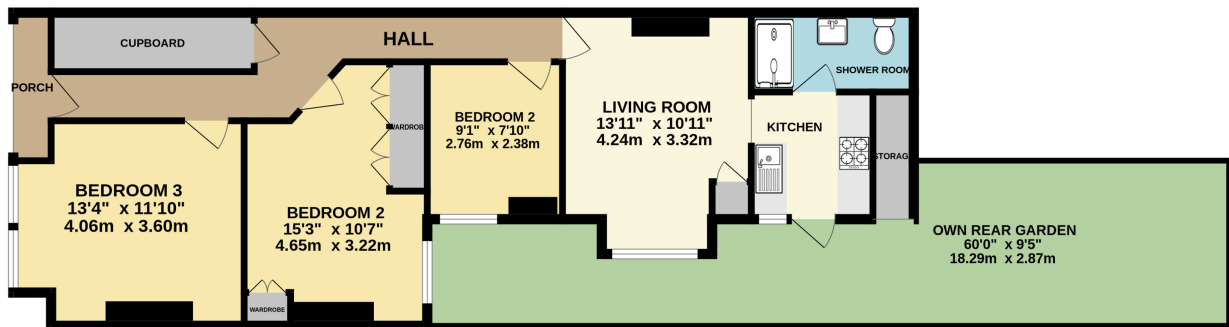
Approx. 60ft. Patio area, flowerbed.

PLEASE NOTE:

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




GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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+) | 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, Scotland & Wales | | EU Directive 2002/91/EC |  |

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