

TO LET

£1,800 pcm



58a The Flat Beulah Road, Thornton Heath, Surrey. CR7 8JF

- Three Bedrooms
- New Bathroom
- Kitchen/Living Room
- New Double Glazing
- New Gas Central Heating
- Modernised & Redecorated
- Level Walk to Local Amenities
- New Fitted Carpet
- Excellent Condition
- Close to Trains & Buses



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated close to the junction with Parchmore Road within a 2-10 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre and well regarded schools. A three bedroom split level maisonette with it's own front door which has been modernised and redecorated to the highest of standards throughout Benefits include a new fitted kitchen, a new bathroom suite and new fitted carpets. Vacant and available immediately.



ROOM DESCRIPTIONS

Double Glazed Front Door to:

Entrance Hall

New laminate flooring, shoe cupboards, stairs with new carpet to:

First Floor Landing

Radiator, shoe cupboards, balustrade, smoke alarm, central heating temperature control, video entryphone, power points, new laminate flooring, stairs with new laminate flooring to second floor landing, doors to:

Kitchen/Living Room

11' 11" x 11' 4" (3.63m x 3.45m)

Double glazed casement window to rear, radiator, new fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, stainless steel oven, electric hob, cooker hood, new gas combination boiler, plumbing for washing machine, space for fridge/freezer, coved cornice, smoke alarm, power points, new laminate flooring.

Bedroom 1

12' 1" x 11' 4" (3.68m x 3.45m)

Large double glazed casement window to front, radiator, coved cornice, power points, new laminate flooring.

Bedroom 3

7' 11" x 5' 11" (2.41m x 1.80m)

Double glazed casement window to front, radiator, coved cornice, power points, new laminate flooring.

Bathroom

5' 10" x 5' 5" (1.78m x 1.65m)

Frosted double glazed casement window to rear, fully tiled walls, new contemporary style white suite comprising panel bath with mixer tap and shower attachment, dual flush wc, vanity unit housing wash hand basin with mixer tap, mirrored medicine cabinet above, chrome heated towel rail, toilet roll and brush holder, air extractor, new laminate flooring.

Second Floor Landing

Deep storage cupboard with light into eaves, smoke alarm, new laminate flooring., door to:

Bedroom 2

17' 8" x 12' 1" (5.38m x 3.68m)

New double glazed skylights, radiator, funky downlighters, deep storage with light into eaves, shoe cupboard, power points, laminate flooring.

TENANT FEES & DEPOSIT

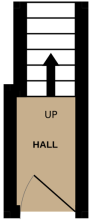
The tenant will be required to pay five weeks rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



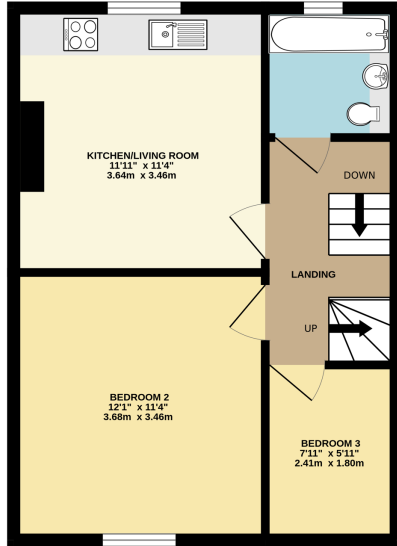
FLOORPLAN & EPC



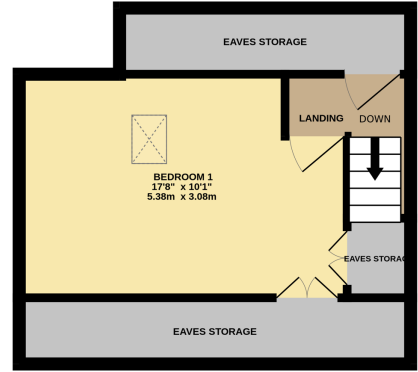
GROUND FLOOR
28 sq.ft. (2.6 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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	71	73
(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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