

TO LET

£1,600 pcm



Flat 8 Mayfield Court, 32 Beulah Road, Thornton Heath, Surrey. CR7 8JE

- Two Double Bedrooms
- Lounge/Diner
- Large Fitted Kitchen
- Modern Bathroom
- Communal Garden
- Reserved Parking
- Double Glazing
- Gas Central Heating
- Unfurnished



Kingsbury Property Services
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PROPERTY DESCRIPTION

Situated in a popular road which is within a 3-7 minute walk of most local amenities including Thornton Heath train station, bus routes, local shops, supermarket, Leisure Centre, library, protected parkland and well regarded state and Church schools. This two double bedroom top floor purpose built flat benefits from being newly decorated and having good size rooms with plenty of natural light throughout. There is a reserved parking space with one visitor space for the block. Unfurnished.



ROOM DESCRIPTIONS

Communal Front Garden

Laid to lawn, drive to double gates to unreserved parking and communal rear garden, communal front door to:

Communal Entrance Hall

Picture windows, post box, stairs to:

Mezzanine Landing

Communal glazed door to communal rear garden and parking, stairs to:

Second Floor Landing

Front door to:

Entrance Hall

Entrance to loft, radiator, entryphone, downlighters, power points, airing cupboard housing hot water cylinder, laminate flooring, doors to:

Lounge/Diner

16' 5" x 12' 5" (5.00m x 3.78m)

Double glazed casement windows overlooking communal rear garden, double radiator, downlighters, power points, laminate flooring, door to:

Large Kitchen

13' 2" x 5' 5" (4.01m x 1.65m)

Double glazed casement windows overlooking communal rear garden, plenty of 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, stainless steel oven, ceramic electric hob, cooker hood, plumbing for washing machine, power points, new vinyl flooring.

Bedroom 1

12' 7" x 8' 10" (3.84m x 2.69m)

Double glazed casement windows to front, radiator, power points, laminate flooring.

Bedroom 2

12' 7" x 8' 1" (3.84m x 2.46m)

Double glazed casement windows to front, radiator, power points, laminate flooring.

Large Bathroom

6' 3" x 5' 10" (1.91m x 1.78m)

Frosted double glazed casement window to side, half tiled walls, new chrome radiator, new white vanity unit housing wash hand basin with mixer tap, low flush wc, panel bath with mixer tap and electric shower above, ceramic tiled floor.

Communal Rear Garden

Large lawned area, flowerbeds, shrubs, mature trees.

Gated Off Street Parking And Visitor Space

TENANT FEES & DEPOSIT

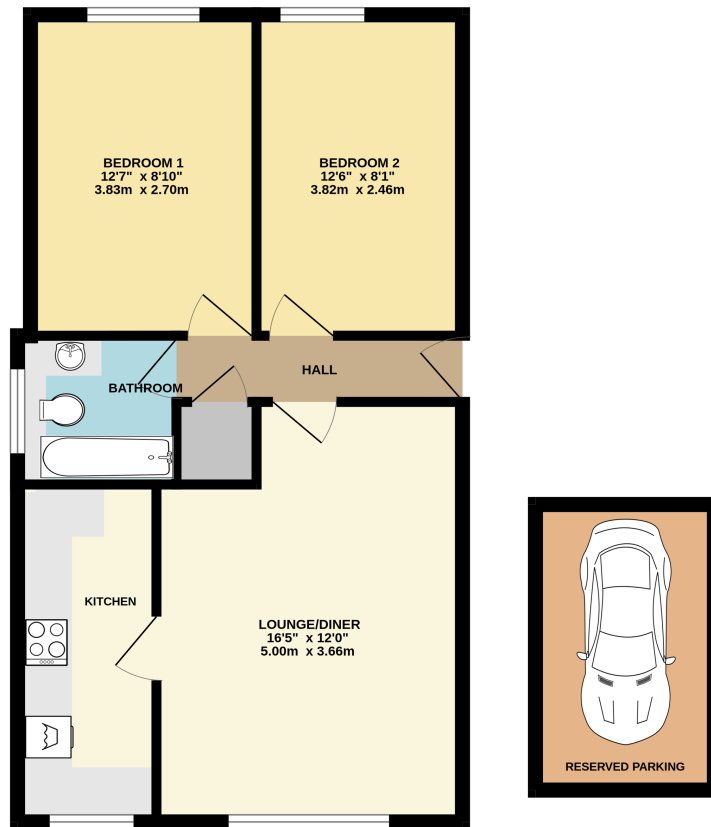
The tenant will be required to pay one month's rent in advance and five weeks deposit which will be registered in a deposit protection scheme. The holding deposit is one week's rent.



FLOORPLAN



TOP FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 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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