

TO LET



Coombe Avenue, Croydon

3 Bedrooms, 2 Bathroom, Ground Floor Maisonette

£1,900 pcm

MARTIN&CO



Coombe Avenue, Croydon

Ground Floor Maisonette,
3 bedroom, 2 bathroom

£1,900 pcm

Date available: Available Now

Deposit: £2,307.69

Unfurnished

Council Tax band: C

- Ground Floor Maisonette
- Newly Refurbished
- Three Bedrooms
- Two Bathrooms - One En-Suite
- Open-Plan Living Space
- Smart Fitted Kitchen Area
- Utility Room

Don't miss this beautifully refurbished ground floor maisonette-style flat which enjoys a gated private cul-de-sac setting close to picturesque Lloyd Park.

With all the space of a house and finished to an exacting standard, the accommodation affords a wide hallway, a large light open-plan living room with smart modern fitted kitchen area, separate utility room, a master bedroom with en-suite shower-room, two further good-sized bedrooms, a contemporary-style bathrooms/wc and benefits from gas heating.

Externally there is a private garden area at the rear and parking for 1 car is provided by an allocated space nearby within the cul de sac.

For commuters, South Croydon Station and Tramlink are both within a 5-10 minute stroll and there are regular bus services along Coombe Road, just outside

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

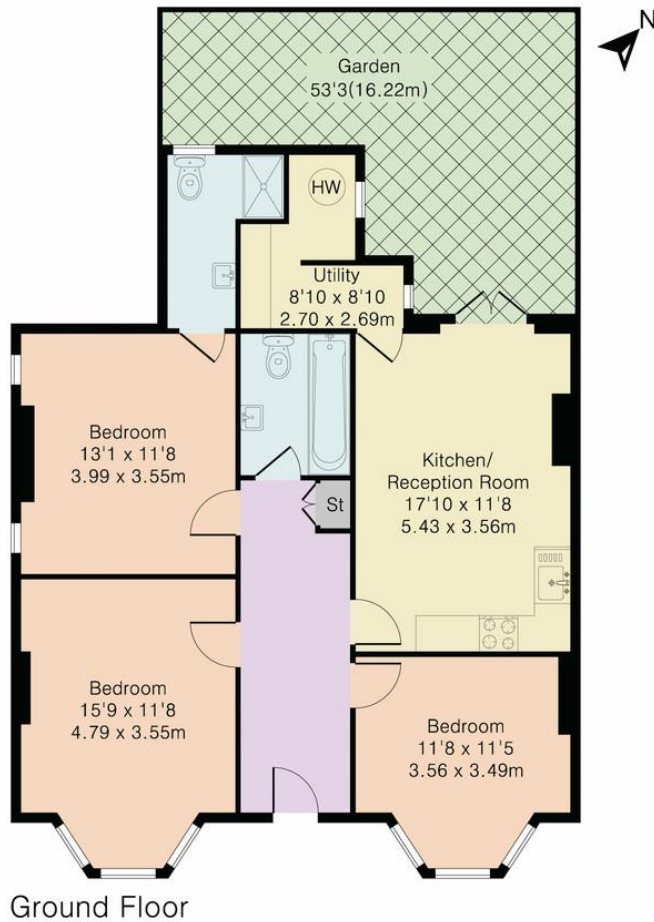


towards East Croydon Station.

Be the first to occupy this superb property - call Martin & Co Croydon now for an appointment to view!



Approximate Gross Internal Area 925 sq ft - 86 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Martin & Co Croydon

145 Brighton Road • • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>

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