



To Let



Monthly £1,100

### Studio Flat Cherry Orchard Road, Croydon, CR0

Crown Lets 4u Estate Agents are delighted to offer a spacious first-floor self-contained one-bedroom flat/studio in East Croydon. This property is perfect for a professional couple and is conveniently located just a short distance from East Croydon Station and all local amenities.

The flat is fully furnished and available for immediate occupancy, with all bills included except electricity.  
Key features of the property include:

This charming one-bedroom flat offers a comfortable living space with all bills included, except for electricity.

It features a separate bedroom, a fully fitted kitchen equipped with an electric cooker/oven, fridge/freezer, and washing machine.

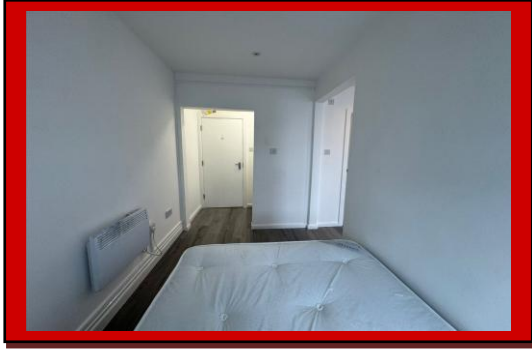
The modern shower room includes an electric shower with a cubicle, hand wash basin, and a push button WC. The flat benefits from electric heating, double-glazed windows for added insulation, and sleek laminate flooring throughout, providing a contemporary and efficient home.

- **All bills included except electric**
- **Separate Bathroom**
- **Part Furnished**
- **Double Glazed Windows**
- **Separate Kitchen**
- **Laminated Flooring**
- **Close to East Croydon Station**

**Streatham Office:** Crown Lets 4u t/a Crown Real Estate, 145 Streatham High Road, London, SW16 6EG

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[www.crownlets4u.co.uk](http://www.crownlets4u.co.uk)



# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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