



# CROWN

LETS 4 U

**TO LET**



**£875 Per Calendar Month**

## **1 bedroom Flat**

### **Brigstock Road, Thornton Heath, CR7**

Crown Lets 4u are delighted to present this beautiful one bedroom flat on the first floor with water bill included and it's near the Croydon University Hospital (Mayday Hospital) and Thornton Heath High Street. This unfurnished property is only 2 minutes walk to Thornton Heath BR Station, Iceland and Tesco shopping centre. The property benefits from one massive double bedroom, bright, airy and spacious reception room with original fireplace feature, modern bathroom with bath tub and above shower, wash hand basin and WC. The separate fully fitted modern kitchen comes with cooker/oven and washing machine. The property is extremely spacious throughout, with high ceilings and retained its original character. This flat has gas central heating, double glazed windows, storage cupboard and telephone entry system. The property is perfect for those who travel regularly by train and need easy commuting to London Bridge / London Victoria, only 20 minutes by train.

This flat is on Brigstock Road and is ideally located, being just a short distance from the High Street and very close to the vibrant local amenities in and around the Thornton Heath area.

**UNFURNISHED**

**AVAILABLE NOW**

**SPACIOUS**

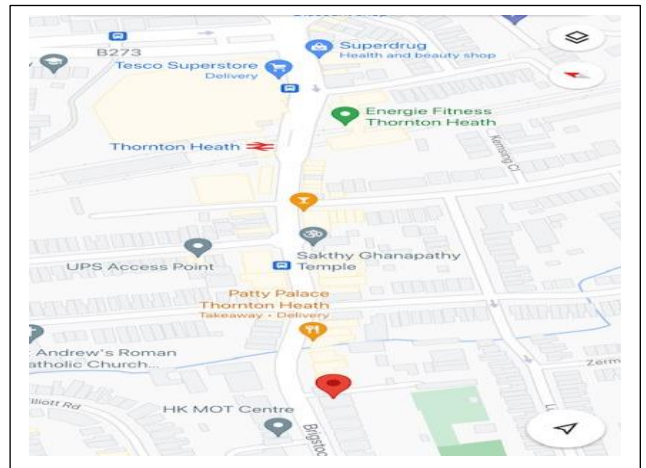
- 1 Double Bedroom
- Water Bill Included
- Spacious Lounge
- Modern Kitchen
- Modern Bathroom
- Storage Cupboard
- Gas Central Heating
- Double Glazed Windows
- Telephone Entry
- 2 Min Walk To Station
- 2 Min Walk To High St
- 10 Min Walk To Croydon University Hospital



## EPC

## MAP&POSTCODE: CR7 7JH

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	72	74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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