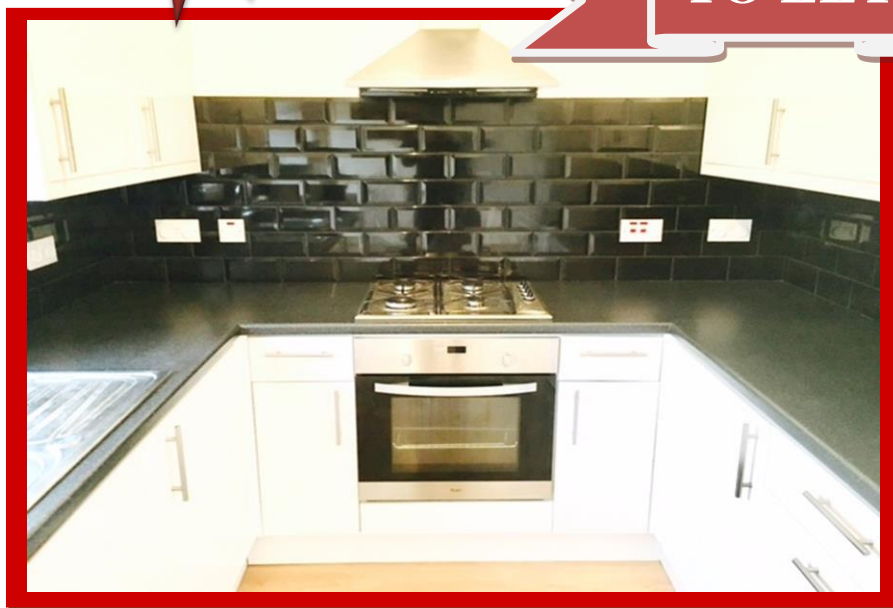




# CROWN

LETS 4 U

**TO LET**



**£1,350 Monthly**

### **3 bedroom Flat**

#### **Melfort Road, Thornton Heath, CR7**

Crown Lets 4u are proud to present this newly decorated modern split level 3 bed flat with off street parking. On the first floor there is a spacious fully fitted modern open plan kitchen with laminated flooring, gas cooker, electric oven, fridge/freezer and a washing machine. The bathroom has a bathtub with above power shower, vanity unit with hand wash basin, chrome towel radiator and WC. On the first floor there is a double bedroom and a generous size single bedroom. On the second floor there a spacious third double bedroom with extra amount of space. This marvelous property benefits from plenty storage cupboards, off street parking, gas central heating, double glazed windows and laminated flooring throughout and carpets in all bedrooms. This unfurnished flat is only a stone throw away from Thornton Heath High Street and only 5 minute's walk to Thornton Heath BR Station, Iceland and Tesco Super Store Shopping Centre.

**UNFURNISHED**

**AVAILABLE NOW!**

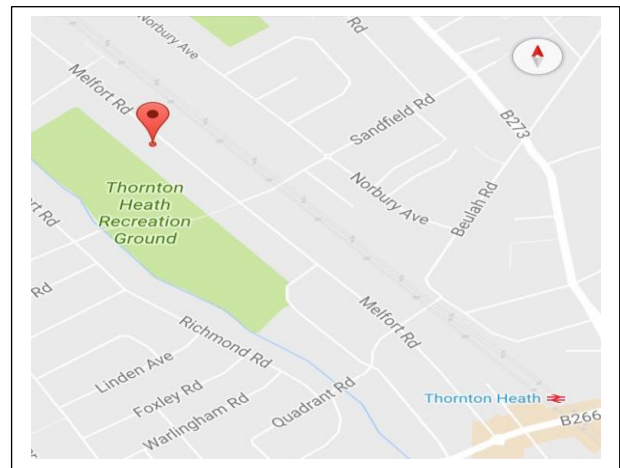
- Newly Decorated
- Split Level Flat
- 3 Generous Bedrooms
- Modern Kitchen
- Open Plan Lounge
- Modern Bathroom
- Storage Cupboards
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Close to High Street
- Laminated Flooring
- Carpets In Bedrooms
- Close to Station
- Close to Schools



## EPC

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	51	62	
(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		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

## MAP&POSTCODE:CR7 7RU



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