



First Floor Maisonette
**CHURCH ROAD,
CROYDON,
SURREY,
CR0 1SG**

£1,250 pcm

FEATURES

Spacious 1 Bedroom Maisonette

Modern Kitchen with Appliances

Double Glazed Windows

Gas Central Heating

Own Entrance & Rear Garden

Unfurnished

EPC Rating D

Rent in advance £1,250

Deposit £1,250 registered with TDS

Available Now!



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1



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1 Bedroom First Floor Maisonette located in Croydon

Spacious 1 Bedroom Maisonette with Garden in the Heart of Croydon. Situated within easy reach of the Croydon Tramlink, East and West Croydon Stations, Croydon Shopping Centre, Restaurant's and Box Park. Features; Own front door, Spacious Open lounge / dining room, Modern kitchen with appliances, Bathroom, Bedroom, Double glazed windows, Gas central heating and Rear garden. Unfurnished. EPC Rating D. Rent in advance £1,250. Deposit £1,250 registered with TDS. Available Now!

SPACIOUS LOUNGE / DINING ROOM

MODERN KITCHEN WITH APPLIANCES

BATHROOM

DOUBLE BEDROOM

REAR GARDEN

TENANTS INFORMATION:

Viewing Properties:

All viewings will be arranged and accompanied by our Lettings Team. We are available from 9am to 6pm Monday to Friday and 9am to 4pm on Saturdays.

Securing Properties:

Once you have found your property and your offer / terms have been agreed by the Landlord, we will require a Holding Deposit of £285 which will be deducted from your final completion monies.

Tenancy Conditions:

Maximum of two persons are permitted to reside at this property.

Minimum gross annual salary must be £37,500 as a mandatory requirement to pass referencing on this property, which can either be a single income or joint income for joint tenancies.

Initial Move In Costs Are:

Rent in Advance is £1,250.

Security Deposit is £1,250 (Registered with TDS).

Referencing Documents Requirements:

Original Passports.

Share Codes for non UK tenants.

A Utility Bill dated within the last 3 months.

Last 3 months bank statements.

Last 3 months payslips.

Complete our online referencing application form.

Benson & Partners have Client Money Protection and are members of the following schemes:

ARLA - Property mark

The Property Ombudsman

TDS - Tenancy Deposit Scheme



BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ

BENSON & PARTNERS – GENERAL TENANTS INFORMATION:

VIEWING PROPERTIES:

All viewings will be arranged and accompanied by our Lettings Team. We are available for viewings on most properties from 9am to 6pm Monday to Friday and 9am to 4pm on Saturdays.

SECURING PROPERTIES:

Once you have found your property and your offer / terms have been agreed by the Landlord, we will require a Holding Deposit which is equivalent of 1 week's rent as advertised, which will be deducted from your final completion monies.

TENANCY CONDITIONS:

Most properties will have a maximum number of occupants that are permitted to reside in the properties which will vary according to the property size / layout.

Pets are Not permitted.

Minimum gross annual salary must be 30 x the monthly rent advertised as a mandatory requirement to pass referencing on any property, which can either be a single income or joint income for joint tenancies.

INITIAL MOVE IN COSTS ARE:

Rent in Advance is usually the advertised monthly rent.

Security Deposit is usually equivalent of between the advertised 1 months' rent to 5 weeks rent (Registered with TDS).

REFERENCING DOCUMENTS REQUIREMENTS:

Original Passports.

Original Visa Documents or Biometric Cards for non UK tenants.

A Utility Bill dated within the last 3 months.

Last 3 months bank statements.

Last 3 months payslips.

Complete our online referencing application form.

TENANT COSTS (As prescribed by Law):

Refundable holding deposit to reserve a property capped at one weeks' rent.

Rent.

Refundable tenancy deposit capped at no more than five weeks' rent.

Payments to change the tenancy when requested by the tenant – Normal reasonable costs incurred are £300.

Payments associated with early termination of the tenancy when requested by the tenant.

Payments in respect of Utilities, Communication services, TV Licence and Council Tax etc.

Default fee for late payment of rent at £30.

Replacement of a lost key/security device.

BENSON & PARTNERS HAVE CLIENT MONEY PROTECTION AND ARE MEMBERS OF THE FOLLOWING SCHEMES:

ARLA – Propertymark

The Property Ombudsman

TDS – Tenancy Deposit Scheme

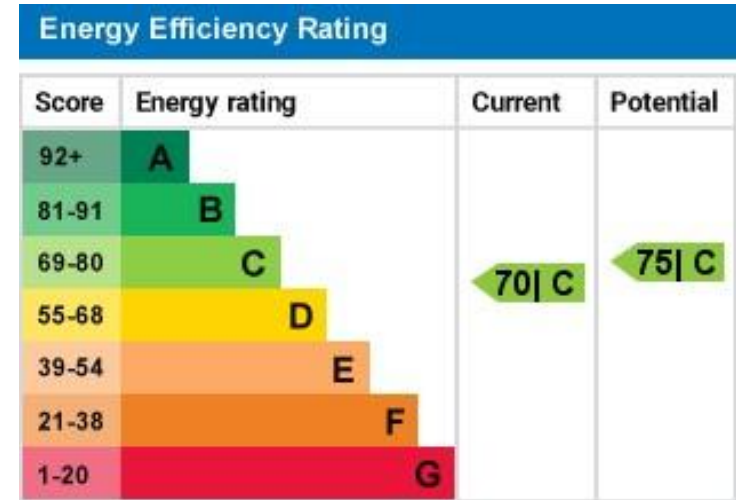
Contact Us On:

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www.bensonpartners.co.uk

Council Tax Band: B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.