



Ground Floor Studio Room

**BENSHAM MANOR  
ROAD,  
THORNTON HEATH,  
SURREY,  
CR7 7AB**

**£895 pcm**

#### FEATURES

Compact Ground Floor Studio Room

Modern Kitchen with Appliances

Modern Shower Room

Communal Rear Garden

Council Tax Band D

EPC Rating E

Council Tax; Gas; Electric; Water Rates and Wifi payable direct to Landlord £180pcm

Rent in advance £895

Deposit £1,030 registered with TDS

Available from 3rd May 2025. View Now!



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# 0 Bedroom Ground Floor Studio Room located in Thornton Heath

Compact Ground Floor Studio Room. Situated conveniently for Thornton Heath Station and High Street, Tesco, Croydon University Hospital and Croydon Town Centre. Features; Studio Room, Modern Kitchen, Modern shower room, Gas central heating, Double glazed windows and Communal rear garden. Unfurnished. Council Tax Band D. EPC Rating E. Utilities are payable direct to Landlord £180pcm. Rent in advance £895. Deposit £1,030 registered with TDS. Available from 3rd May 2025. View Now!

STUDIO ROOM

MODERN KITCHEN WITH APPLIANCES

MODERN SHOWER ROOM

COMMUNAL REAR GARDEN

UTILITIES PAYABLE DIRECT TO LANDLORD IS £180 PER CALENDAR MONTH AND INCLUDE THE FOLLOWING:  
Council Tax  
Gas  
Electric  
Water Rates  
WIFI

Viewing Properties:  
All viewings will be arranged and accompanied by our Lettings Team. We are available for viewings from 9.30am to 5.30pm Monday to Friday and 9.30am to 3.30pm 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 £200 which will be deducted from your final completion monies.

Tenancy Conditions:  
Maximum of One person is permitted to reside at this property.  
Minimum annual salary must be £26,850 (Gross if PAYE or Net if Self Employed) as a mandatory requirement to pass referencing on this property.

Initial Move In Costs Are:  
Utilities payable direct to Landlord £180 pcm  
Rent in Advance is £895.  
Security Deposit is £1,030 (Registered with TDS).

Document Requirements:  
Original Passports.  
Share Codes for non UK tenants.

A Utility Bill or Bank Statement dated within the last 3 months.

Referencing Requirements:  
Complete our online referencing application form.  
Provide current Employers and Landlords details for reference.  
Last 3 months bank statements.  
Last 3 months payslips.  
Open Banking Reference.

Benson & Partners have Client Money Protection and are members of the following schemes:  
ARLA - Propertymark  
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:**

**020 8653 3444**

**[southnorwood@bensonpartners.co.uk](mailto:southnorwood@bensonpartners.co.uk)**

**[www.bensonpartners.co.uk](http://www.bensonpartners.co.uk)**

## **Council Tax Band: D**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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.