



## Sinclair Court

2 Canning Road, CR0 6QA

£1,300 Per Calendar Month



AVAILABLE FROM 29TH NOVEMBER - UNFURNISHED. Hunters are delighted to offer this well presented and spacious, two bedroom ground floor flat with parking, situated in a residential side road just  $\frac{1}{2}$  mile from East Croydon mainline station and just a few minutes from tram links.



## COMMUNAL ENTRANCE

Communal front door.

## ENTRANCE HALL

Front door, laminate flooring, deep built in cupboard.

## LIVING ROOM 15'2" x 10'3" (4.62 x 3.12)

Double glazed window, laminate flooring, radiator, entryphone handset.

## KITCHEN 10'3" x 7'0" (3.12 x 2.13)

Double glazed window, part tiled walls, single drainer 1½ bowl inset sink unit with cupboard under, range of base and wall units with laminate work surfaces, tiled floor, wall mounted boiler, cooker, fridge freezer, washing machine.

## BEDROOM 1 14'4" x 8'9" (4.37 x 2.67)

Double glazed window, laminate flooring, radiator, mirror fronted built in wardrobes.

## BEDROOM 2 11'8" x 6'11" (3.56 x 2.11)

Double glazed window, laminate flooring, radiator, built in wardrobe.

## BATHROOM

Tiled walls, panelled bath with mixer spray unit, pedestal hand basin, low level wc, heated towel rail, tiled floor.

## OUTSIDE

Communal gardens, allocated parking space, visitor parking.

## Material Information

Council Tax Band C - £1747.26

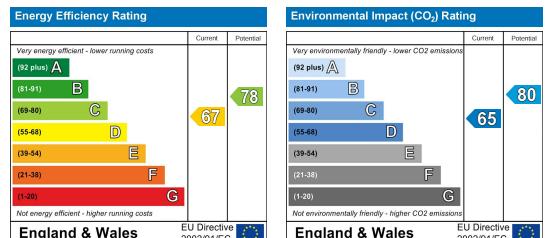
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.