

**2 Bed  
Flat - Purpose Built  
located in**



56, St. James Court St.  
James's Road  
Croydon  
CR0 2SF



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Offers over £230,000

Recently upgraded is this EXTREMELY LARGE 762 SQUARE FEET TWO BEDROOM, THIRD FLOOR PURPOSE BUILT FLAT, close to Croydon Shopping centre, bus routes, West Croydon Railway Station and Tramlink Services. Lease 169 years. Croydon Borough Band B £1741.87. We hold keys

### Entrance Porch

Communal entrance. Entry phone system. Stairs to all floors.

### Entrance Hall

Airing cupboard. Radiator. Laminate wood flooring. Entry phone handset.

### Reception Room

17'2 x 12'0

UPVC double glazed windows to side. Radiator. Built-in cupboard. Picture rail. Laminate wood flooring.

### Kitchen

12'8 x 7'3

UPVC double glazed window to side. Range of wall and base units with work surfaces over. Built-in oven, hob and extractor hood. Built-in freezer. Built-in washing machine. Laminate wood flooring.

### Bedroom One

15'0 x 9'8

UPVC double glazed window to side. Radiator. Carpet as laid.

### Bedroom Two

11'8 x 9'2

UPVC double glazed window to side. Radiator. Carpet as laid.

### Bathroom

UPVC double glazed window. Panelled bath with shower. Vanity wash hand basin. Low level wc. Tiled flooring.

### Parking

Communal parking (Permit required).

### Tenure

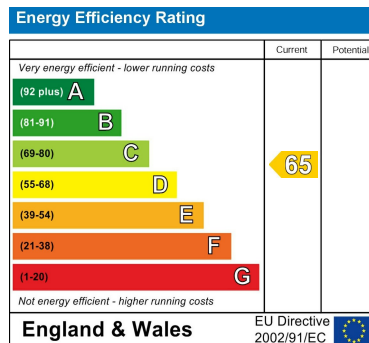
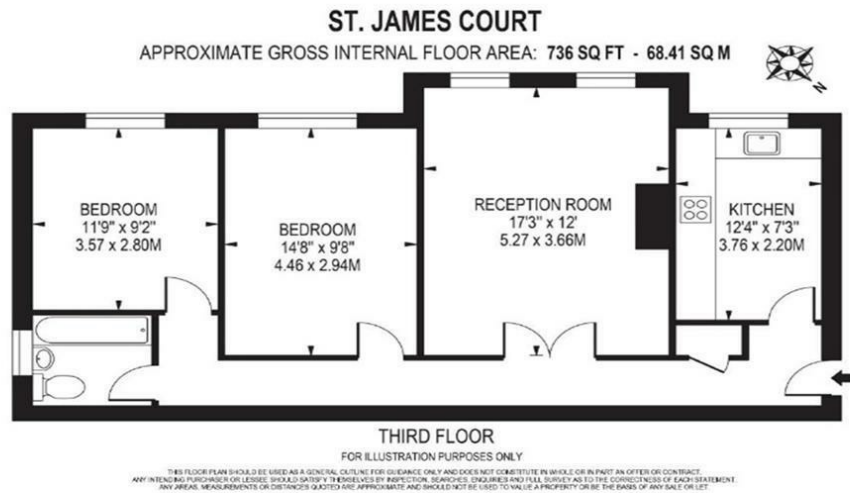
"We are advised by the vendor(s) that the tenure is Leasehold with 169 years, Maintenance £3400.00 and Ground rent Peppercorn". (Awaiting verification).

### Authority

London Borough Of Croydon. Band B £1741.87







## DIRECTIONS

## CONTACT

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