

## Lot 16

16 St. James Court, St. James's Road, Croydon, Surrey, CR0 2SE

- **Leasehold Third Floor Flat**
- **Investment let on Assured Shorthold Tenancy**
- **Rent Reserved £9,840 per annum.**

### Location:

The property is located just to the north of Croydon centre yet within easy walking distance of the varied shopping facilities and recreational pursuits available within Croydon. The location has excellent road and public transport links including the Tram, local bus routes, whilst the rail station at West Croydon is located within some 10 minutes' walk of the flat.

### Accommodation:

Two Bedrooms, Reception Room, Kitchen, Bathroom/wc  
Outside: Communal Gardens.

**EPC Rating:** E

**Council Tax Band:** B

### Tenancy:

The property is let on an assured shorthold tenancy which originally commenced 28th March 2015 (tenant currently holding over) at a current rent of £820 per calendar month.

### Rent Reserved

**£9,840** per annum.

### Tenure:

Held on a lease for a term of 99 years from 29/09/1934 (approx. 8 years unexpired). For full lease details please refer to the auctioneers / legal pack.



All enquiries Ref: Callum Glenn