

property details **approval form**

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

Date: 30 April 2024

Property Ref and Version: CRY112149 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

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

Date: 30 April 2024

Property Ref and Version: CRY112149 - 0001

>> **Price**

£250,000-£275,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 189 years from 15 Dec 1974.

>> **Key features**

- > Two Double Bedroom
- > Top Floor Purpose Built
- > Modern Decor Throughout
- > Close To Amenities
- > Chain Free
- > EPC Rating: D

>> **Short description**

£250,000 - £275,000. Situated a short distance to West Croydon Train Station and Croydon Town Centre is this spacious two bedroom top floor flat positioned in St James Court of Croydon!

>> **Long description**

£250,000 - £275,000

A spacious two bedroom top floor flat positioned in St James Court of Croydon. Offering modern decor throughout to include a stunning kitchen and bathroom, a larger than average reception room with wood beams and wood flooring, plus two double bedrooms.

Situated a short distance to West Croydon Train Station and Croydon Town Centre. Perfect for commuters and sharers based on location and size.

A viewing is the only way to fully appreciate what this stunning apartment has to offer.

property details **approval form**

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

Date: 30 April 2024

Property Ref and Version: CRY112149 - 0001

>> **Property images**



Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA
T 020 8680 9226 E croydon@barnardmarcus.co.uk

property details **approval form**

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

Date: 30 April 2024

Property Ref and Version: CRY112149 - 0001

>> **Property images**



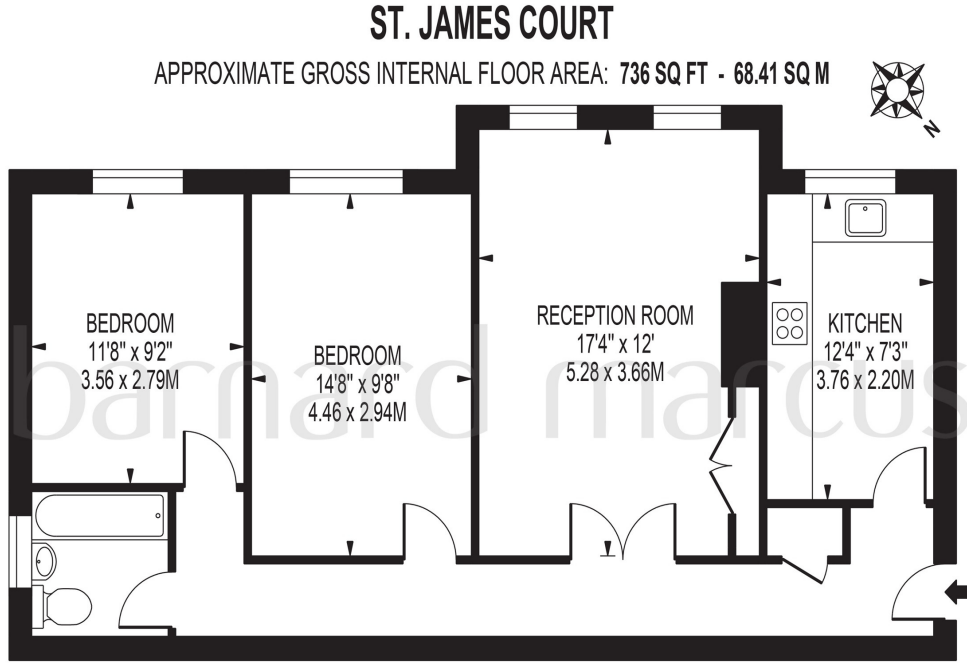
property details approval form

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

Date: 30 April 2024

Property Ref and Version: CRY112149 - 0001

>> Floor plan



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

>> Approval

Signature

Date

Tony John	T.Johns	30/04/2024
Ms G. Trivedi		

Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA

T 020 8680 9226 E croydon@barnardmarcus.co.uk

0

RESI/CON016/18