



St. James's Lodge Lower Addiscombe Road, Croydon CR0 6PR

welcome to

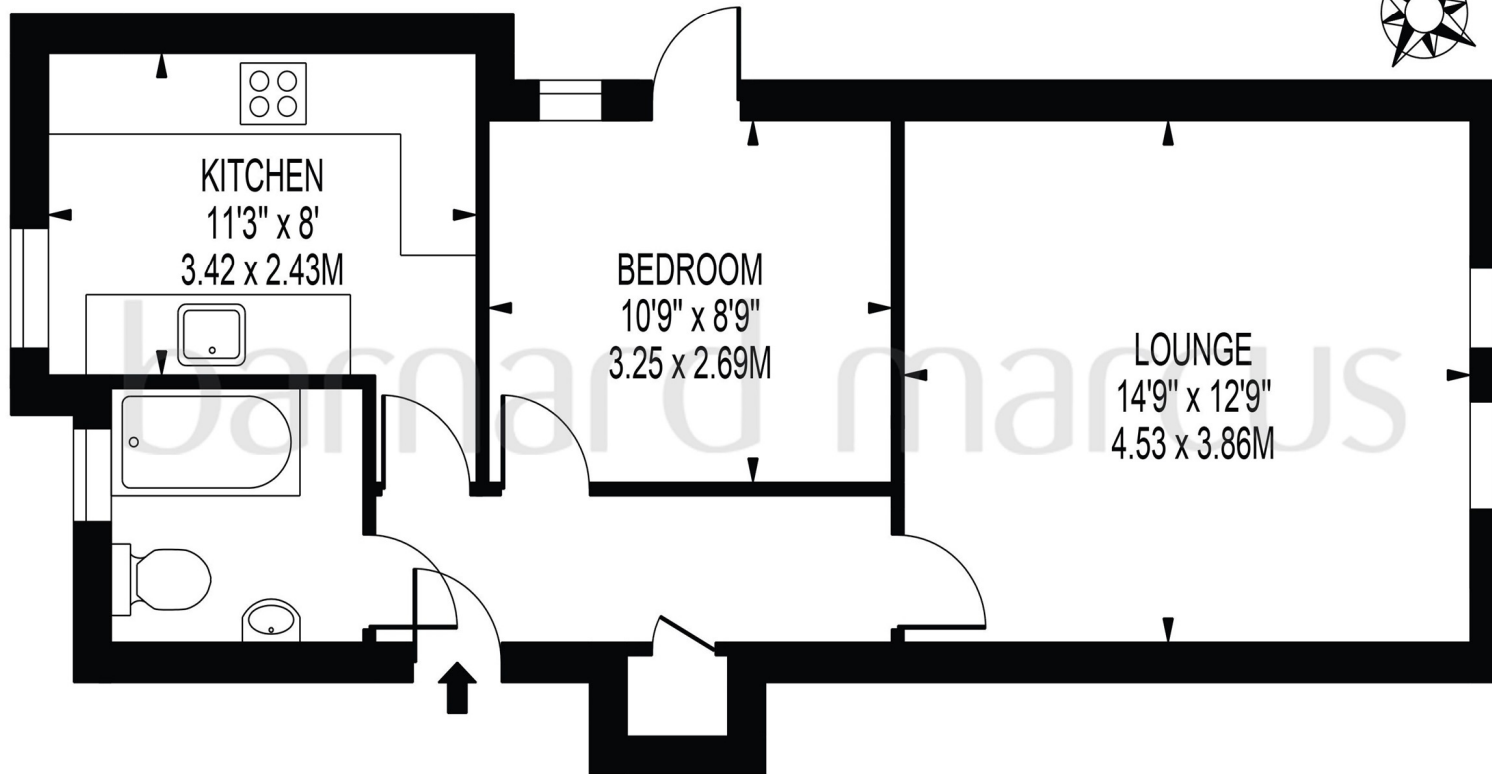
St. James's Lodge Lower Addiscombe Road, Croydon

A well presented one-bedroom flat situated in a highly desirable location, perfect for first-time buyers, professionals or investors.



ST. JAMES'S LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 488 SQ FT - 45.33 SQ M



SECOND FLOOR

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.

Located on the second floor, this home offers a well-designed layout. Upon entering, you'll find a welcoming hallway leading to a three-piece bathroom, a fully fitted kitchen, a spacious double bedroom, and a generously sized lounge that effortlessly accommodates both living and dining spaces. The flat is bathed in natural light, enhancing its inviting ambiance.

The property also benefits from access to well-maintained communal gardens and is in excellent condition throughout, ready for immediate occupation.

Conveniently located, you're within walking distance of Addiscombe High Street and Central Croydon, offering a variety of shops, cafes, and restaurants. Excellent transport links are nearby, including bus routes and tram services providing direct access to East Croydon Station, with fast connections into Central London.

A superb home in a prime location not to be missed!

welcome to

St. James's Lodge Lower Addiscombe Road, Croydon

- Second floor
- One-bedroom
- Spacious lounge
- Peppercorn ground rent
- Short distance to Central Croydon
- Close by to amenities of Addiscombe

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112613



Property Ref:
CRY112613 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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