



**St. James's Road, Croydon CR0 2US**

**welcome to**

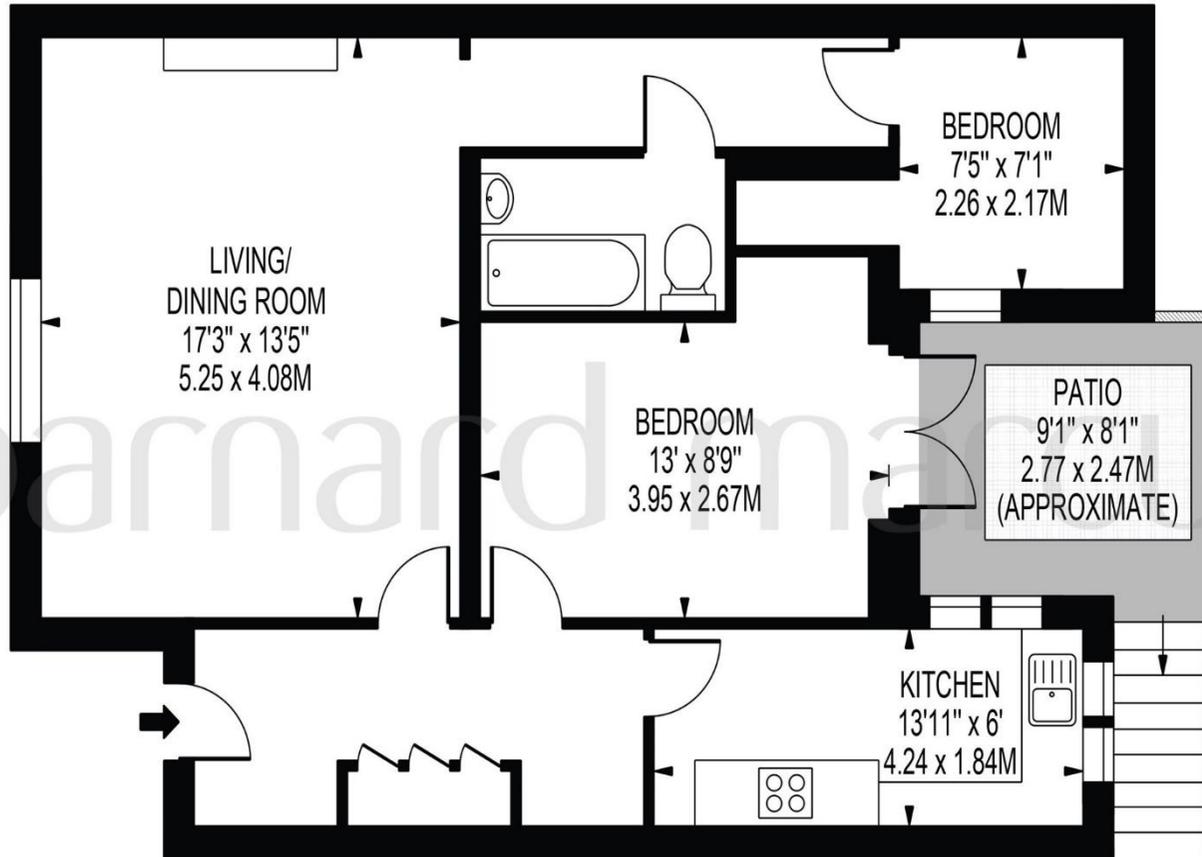
## **St. James's Road, Croydon**

Two-Bedroom Lower-Ground-Floor Flat - Ideal for Investors & DIY Enthusiasts. This two-bedroom lower-ground-floor flat presents a fantastic opportunity for investors and those looking to add their own personal touch. Offering generous proportions throughout, the property features one double bedroom, second bedroom, a large reception room, and a private outdoor space, perfect for relaxation or entertaining. With plenty of potential to modernize and add value, this property is ideal for buyers seeking a project. Conveniently located close to local amenities and transport links, it offers both convenience and investment appeal. Don't miss out on this exciting opportunity - contact us today to arrange a viewing!



# ST. JAMES ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 703 SQ FT - 65.32 SQ M



## LOWER GROUND 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.

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## St. James's Road, Croydon

- Lower Ground Floor
- Two-Bedroom flat
- Outside space
- Close to East Croydon
- Great potential

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY112743](https://www.barnardmarcus.co.uk/Property/CRY112743)



Property Ref:  
CRY112743 - 0005

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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