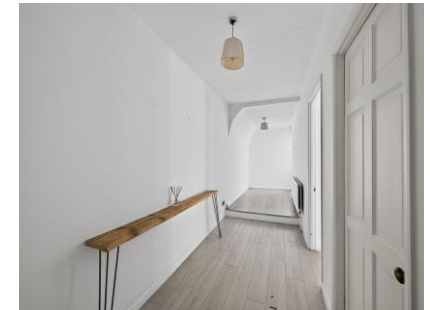
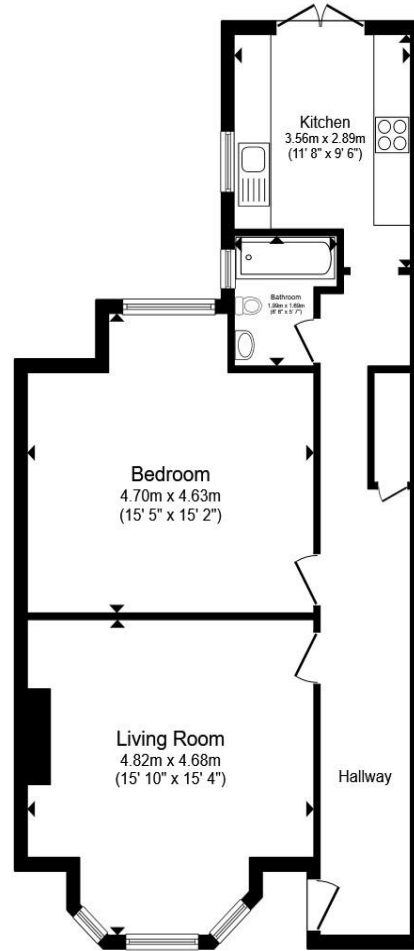


welcome to

St. James's Road, Croydon

This large one double bedroom maisonette is by far one of the biggest in the area, also benefiting from a huge private garden. Welcome to this beautifully presented lower-ground-floor one-bedroom maisonette, offering nearly 800 sq ft of well-designed living space. As you enter, you're greeted by an impressively spacious hallway that sets the tone for the generous proportions throughout. To the left, a bright and airy reception room enjoys abundant natural light from the charming bay window, creating an inviting space for relaxing or entertaining. To the right sits the well-sized bedroom, complete with ample inbuilt storage and a pleasant outlook onto the property's private outdoor area. The modern kitchen is fitted to a high standard and features French doors that open directly onto the private garden-perfect for al fresco dining or simply enjoying a quiet moment outdoors. Located just a short walk from East Croydon station, the property offers superb transport links alongside its peaceful residential setting. Presented in excellent internal condition and benefiting from a long lease, this home is ideal for first-time buyers, downsizers, or anyone seeking spacious and stylish living close to excellent amenities. Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 68.0 m² (732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

barnard
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welcome to

St. James's Road, Croydon

- Private entrance
- Double bedroom
- Nearly 800 SQFT
- 40ft private garden
- Chain free
- Walking distance to East Croydon

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1400.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112808



Property Ref:
CRY112808 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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