



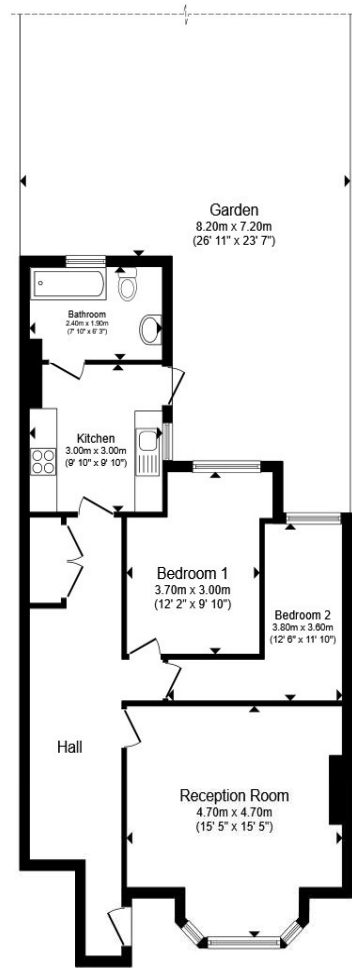
barnard marcus

St. James's Road, Croydon CR0 2BY

welcome to
St. James's Road, Croydon

2 Bedroom Garden flat - CHAIN FREE - Close to East Croydon.





This well presented two-bedroom garden flat is ideally located within walking distance of East Croydon station, offering excellent transport links, with additional bus routes providing easy access to Selhurst and Norwood Junction.

The property welcomes you with a large and spacious entrance hallway, creating a great first impression and offering useful inbuilt storage. To the right, the generous reception room features an attractive bay window, making it an ideal space for both relaxing and entertaining.

Further along, the flat comprises a well-proportioned double bedroom and a comfortable single bedroom, suitable for a home office, guest room or nursery. To the rear of the property is a fitted kitchen, with the bathroom conveniently located just off the kitchen.

One of the standout features of this home is the large private garden, providing an excellent outdoor space for dining, entertaining or unwinding. Additional benefits include low annual charges, making this an appealing option for first-time buyers, downsizers or investors alike.

Total floor area 70.8 m² (763 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



welcome to

St. James's Road, Croydon

- 2 bedrooms
- Private garden
- Over 750 SQFT
- CHAIN FREE
- Low annual charges
- Excellent transport links

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2016.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113302](https://www.barnardmarcus.co.uk/Property/CRY113302)



Property Ref:
CRY113302 - 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.

 barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,
CR0 6AA



barnardmarcus.co.uk