

St. James's Road, Croydon CR0 2US

barnard marcus

welcome to

St. James's Road, Croydon

CASH BUYERS ONLY - A 2 double bedroom chain free apartment in need of modernisation with private garden, driveway and private entrance. Situated on the top (second) floor of a period conversion on the ever popular St James's Road, this spacious two double bedroom apartment presents an excellent opportunity for investors and cash buyers seeking a project with significant potential. Requiring complete modernisation throughout, the property offers the perfect blank canvas to create a stylish home or investment property. The accommodation comprises a larger than average principal bedroom featuring a charming period fireplace and pleasant views over gardens and greenery. The second bedroom is a comfortable double, also enjoying a peaceful outlook. A generously sized kitchen offers ample storage and opens directly into a bright and spacious living/dining room, creating an excellent entertaining space. Large windows throughout flood the apartment with natural light, while the bathroom is well proportioned and offers scope for improvement. A particular highlight is the private rear garden, a rare and valuable addition for this style of property. The property is offered with a short lease of approximately 53 years and is therefore suitable for cash purchasers only. Ideally located for commuters, the apartment benefits from excellent transport links via both East Croydon and West Croydon stations, providing convenient access to Central London and surrounding areas.













Disclaimer: (1) All services/appliances have not and will not be tested. (2) 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.



650sqft

SECOND FLOOR

welcome to

St. James's Road, Croydon

- CASH BUYERS ONLY - 53 Year Lease
- Chain Free
- Private Garden
- Driveway
- 2 Double Bedrooms
- In Need of Modernising
- Great Investment Opportunity
- Superb Transport Links

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 70.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113771

The Property Ombudsman

Property Ref:
CRY113771 - 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.

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