



## 12 St James's Road, Croydon, Surrey, CR0 2SA

£2,300 PCM

- 3 Bed House
- First Floor Bathroom
- Available Immediately
- Close To Public Transport and Amenities
- Bright & Spacious Throughout
- Ground Floor WC
- Unfurnished
- Separate Living Room & Kitchen
- Recently Redecorated
- Gas Central Heating

## Directions

## Viewings

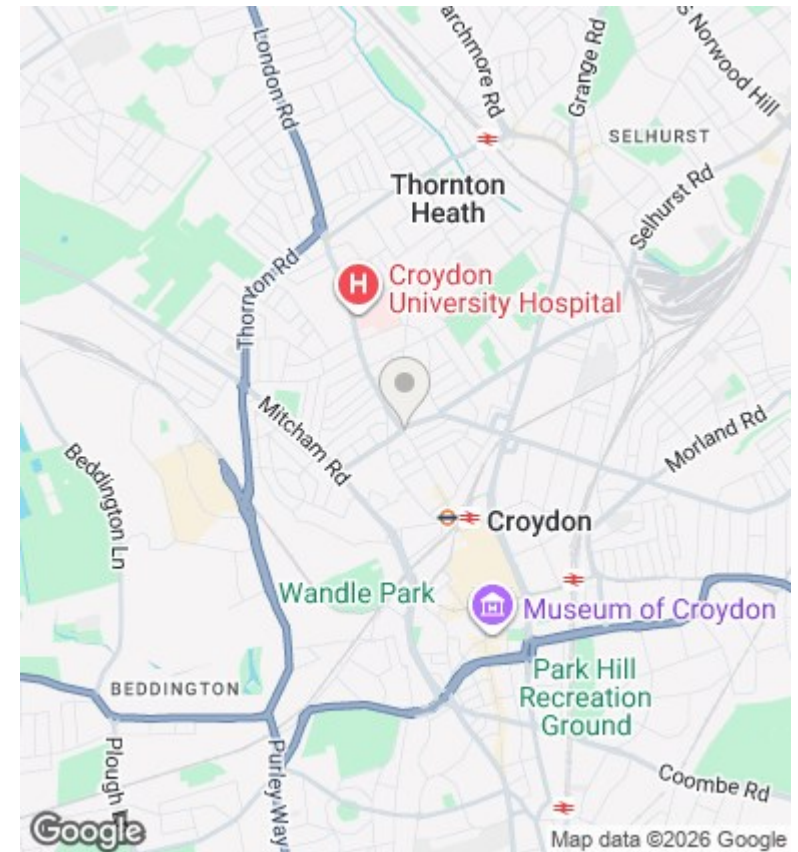
Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>78</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	