

1 Bed Flat In St James Court St James's Road, Croydon, CR0 2SF £160,000





## **SHORT DESCRIPTION**

Property Ref: 16243 KEY FEATURES Spacious 20ft x 11ft Studio Apartment Separate Kitchen and Bathroom Newly Decorated Ground Floor Fully Double Glazed Defined Bedroom Area which can be partitioned Separate kitchen and bathroom Long 138 Year Lease Communal Gardens 6 Minutes Walk to West Croydon Station Chain Free and Vacant Possession DESCRIPTION A spacious and newly decorated ground floor studio apartment in a prime commuter location just 6 minutes walk from West Croydon Station and Tram, and within easy reach of East Croydon mainline station offering fast links into Central London. The property features an impressive 20ft x 11ft main living space with a clearly defined bedroom area which can easily be partitioned for privacy. Unlike many studios, it benefits from a separate fully fitted kitchen and separate bathroom, providing a more practical and desirable layout for both owner occupiers and tenants. Fully double glazed and offered with vacant possession, the flat is ready to move into immediately or let without delay. With a long 138 year lease and Croydon Town Centre, shops, buses and amenities within walking distance, this property represents an ideal first step onto the property ladder or a strong long term buy to let investment in a well connected London location. Service charge approximately 2800 pounds per annum. Early viewing recommended. Property Type: Flat Full selling price: £165000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 137 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2800.00 Council tax band: A EPC rating: D Measurement: 409.029 sq.ft. Outside Space: Communal Garden Parking: Residents, On street Heating Type: Double Glazing,Night Storage Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied... -----

**1**

**Bed Room(s)**

**1**

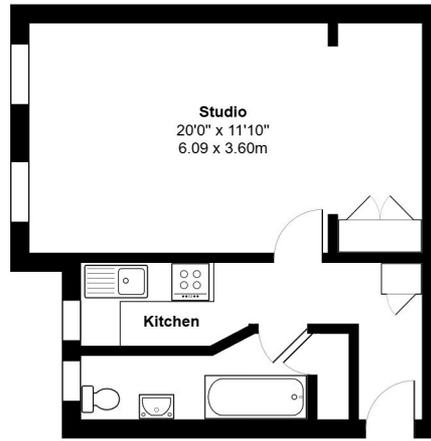
**Bath Room(s)**

**0**

**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor

St James's Road, Croydon, CR0  
Approx. Gross Internal Area 385sq ft / 35.8sq meters

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	38 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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