

1 Bed Flat In Basement Flat St James's Road, Croydon, CR0 2BW £190,000





## **SHORT DESCRIPTION**

Property Ref: 16317 Spacious One-Bedroom Garden Flat with Potential Off-Street Parking - Prime Croydon Location This generously sized one-bedroom garden flat offers approximately 49 sq m (527 sq ft) of internal living space and is ideally located within easy reach of East Croydon and West Croydon stations, providing fast connections into Central London. The property features a bright and spacious 16 ft reception room, a well-proportioned double bedroom, and a fitted kitchen and bathroom. The flat benefits from gas central heating and double glazing throughout. To the rear of the property is a private garden area, offering excellent potential for outdoor use and entertaining. To the front, the property benefits from a brick-paved frontage with potential for off-street parking (subject to council approval for a dropped kerb). The property would make an ideal first-time purchase or buy-to-let investment, being conveniently located close to local shops, restaurants, and excellent transport links. Offered with no onward chain. Early viewing is highly recommended. Property Type: Flat Full selling price: £190000.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Year): 90 Yearly Ground Rent Cost: £2000.00 Yearly Management Cost: £600.00 Council tax band: B EPC rating: D Measurement: 541 sq.ft. Outside Space: Rear Garden Parking: Allocated, Driveway, Off street Heating Type: Gas Central Heating, Double Glazing Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



**Bed Room(s)**



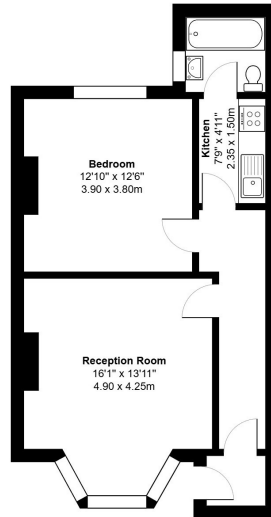
**Bath Room(s)**



**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.



Lower Ground Floor

St James's Road, Croydon, CR0  
 Approx. Gross Internal Area 541sq ft / 50.2sq meters

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

## 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.

**Dwelling type:** Basement flat      **Reference number:** 2688-8041-6255-5131-8964  
**Date of assessment:** 28 May 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 29 May 2019      **Total floor area:** 49 m<sup>2</sup>

**Use this document to:**

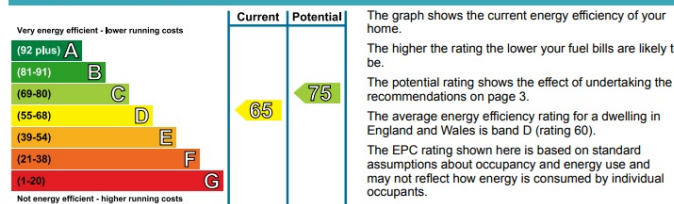
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,656</b>
<b>Over 3 years you could save</b>	<b>£ 510</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 117 over 3 years	
Heating	£ 1,161 over 3 years	£ 768 over 3 years	
Hot Water	£ 261 over 3 years	£ 261 over 3 years	
<b>Totals</b>	<b>£ 1,656</b>	<b>£ 1,146</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 294
2 Floor insulation (suspended floor)	£800 - £1,200	£ 114
3 Low energy lighting for all fixed outlets	£30	£ 105

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