



2 Bed

Flat - Purpose Built

St. James's Road

Croydon

£1,400

- Two bedroom flat
- First floor accommodation
- Entry phone system
- UPVC double glazing
- Approx 16' reception room
- Communal Parking and gardens
- Available March
- Ideal for amenities
- Close to transport



St. James's Road
Croydon
Croydon
CR0 2SE

This two-bedroom first floor flat located on St. James's Road in Croydon. Spanning an impressive 689 square feet, this purpose-built property offers a comfortable and modern living space, perfect for individuals or small families.

As you enter the flat, you will find an entry phone system that adds an extra layer of security and convenience. The flat is equipped with UPVC double glazing, ensuring a warm and quiet environment throughout the year. The gas central heating system provides efficient warmth during the colder months.

The heart of the home is the spacious reception room, measuring approximately 16 feet, which is ideal for both relaxation and entertaining guests. The two well-proportioned bedrooms offer ample space for rest and personalisation, making it easy to create your own sanctuary.

This property is perfectly situated for those who value accessibility, with excellent transport links and a variety of local amenities just a stone's throw away.

Entrance Porch

Communal entrance. Entry phone system. Stair to first floor.

Entrance Hall

Front door. Entry phone handset. Storage cupboard. Two radiators. Laminate wood flooring.

Reception room

16'5 x 11'10

UPVC double glazed window to rear. Two radiators. Laminate wood flooring.

Kitchen

13'0 x 6'0

UPVC double glazed window to rear,. Range of wall and base units with work surfaces over. Built-in oven, hob and extractor hood. Wall mounted boiler. Space for washing machine and fridge/freezer. Laminate wood flooring.

Bedroom One

14'0 x 9'0

UPVC double glazed windows to rear. Radiator. Laminate wood flooring.

Bedroom Two

11'0 x 9'0

UPVC double glazed windows to rear. Radiator. Laminate wood flooring.

Bathroom

UPVC double glazed window to side. Panelled bath with shower and shower screen. Pedestal wash hand basin. Low level wc. Fully tiled walls and flooring. Heated towel rail.

Garden

Communal garden.

Parking

Communal parking to rear.

Authority

London Borough Of Croydon. Band C £2103.91



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