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MARRIOTT VERNON  
ESTATE AGENTS



St. James Court St. James's Road, Croydon, CR0 2SF

£1,500 Per month

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# St. James Court St. James's Road

Croydon, CR0 2SF

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Marriott Vernon present to the market this well presented two bedroom second floor flat, set within a popular purpose built development in a central Croydon location, within easy reach of West and East Croydon stations. The property has been well maintained and appointed, offering bright and spacious accommodation including a generous reception room, well equipped kitchen and modern bathroom. Further features include electric heating, double glazing, quality floor coverings, access to communal courtyard garden and secure entry.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with ample space for both relaxing and dining. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized bedrooms, plus a bathroom with white three piece suite.

The property is superbly located within easy access of an array of local shops, bus routes and amenities, with railway stations at nearby East and West Croydon providing fast and frequent links into Central London. Croydon town centre is just a short distance away offering a huge selection of shops, bars, restaurants and amenities.

Viewings are highly recommended.







## Floor Plans



## Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.