

Approximate total area⁽¹⁾
 592.35 ft²
 55.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

EST 1973
Paul Meakin £260,000 Montana Close, South Croydon, CR2 0AT
 ESTATE AGENTS

Welcome to this delightful ground floor two-bedroom apartment located on Montana Close in South Croydon. This charming flat is offered chain-free, making it an ideal choice for first-time buyers or landlords seeking to expand their property portfolio.

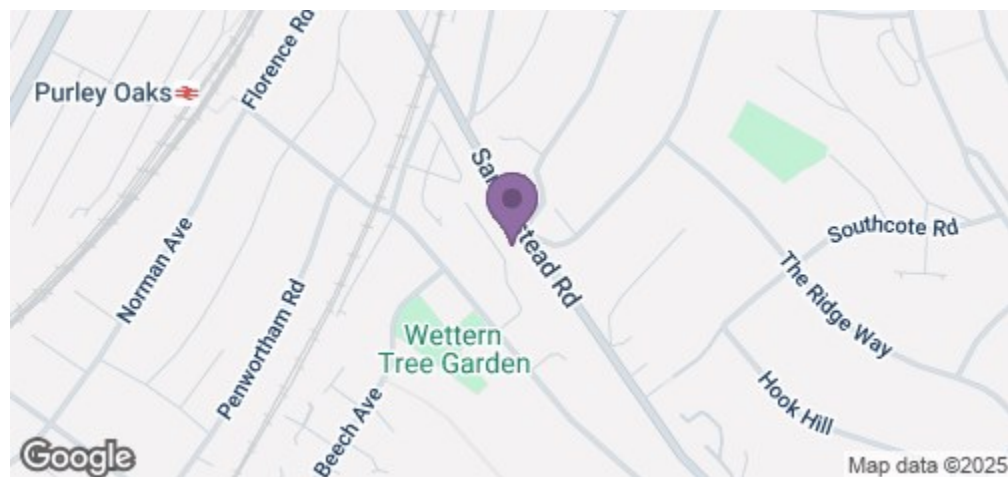
Upon entering, you will be greeted by a bright and spacious living area that exudes a welcoming atmosphere. The apartment features a refitted kitchen, which is both modern and functional, perfect for those who enjoy cooking and entertaining. The bathroom has also been tastefully updated, ensuring a fresh and contemporary feel throughout the home. The property boasts a rental value of £1,650 per calendar month, making it an attractive investment opportunity.

Situated in a great location, this apartment is within easy reach of Sanderstead and Purley Oaks stations, offering excellent transport links for commuters. The surrounding area is vibrant, with a variety of restaurants, bars, and other amenities just a short distance away, ensuring that you have everything you need right at your fingertips.

This property presents a wonderful opportunity to enjoy comfortable living in a sought-after area. Whether you are looking to make your first step onto the property ladder or seeking a solid investment, this apartment is not to be missed.

Lease: 147 years remaining
 Service charge £1,100 pa
 Ground rent peppercorn

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	80



TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Chain free
- Ground floor
- Large lounge
- Two double bedrooms
- Refitted kitchen
- Close to Purley Oaks and Sanderstead Station
- Great for first time buyers
- Great for investors



Entrance Hall

Lounge

19' x 10'4 (5.79m x 3.15m)

Kitchen

10'3 x 7'2 (3.12m x 2.18m)

Bathroom

7'3 x 6'2 (2.21m x 1.88m)

Bedroom

10'9 x 7'3 (3.28m x 2.21m)

Bedroom

12' x 10'5 (3.66m x 3.18m)

