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MARRIOTT VERNON
ESTATE AGENTS



74 Montana Close, South Croydon, CR2 0AT

£1,200 Per month





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South Croydon, CR2 0AT

AVAILABLE IMMEDIATELY!

Popular Development

Bright and Spacious Studio/Kitchen

Stylish Bathroom

Communal Gardens

Newly Refurbished One Bedroom/Studio Flat

Stylish Interiors and Modern Design

Separate Bedroom Area

Allocated Parking

Short Distance Transport Links and Amenities

AVAILABLE IMMEDIATELY! Marriott Vernon present this newly refurbished ground floor studio/one bedroom flat with allocated parking, ideally located in a popular purpose built development within a short walk of Sanderstead and Purley Oaks station. The property offers bright, well planned accommodation, beautifully appointed with stylish interiors and neutral finish throughout. Features include an inviting studio with well equipped kitchen area, separate bedroom, part tiled bathroom, gas central heating, double glazing, secure entry and access to attractive communal gardens.

Accommodation comprises entrance leading into the light and airy studio/kitchen with wide double glazed window and ample space for relaxing and dining. The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and electric oven, 'Beko fridge freezer, and further space for appliances. There is a separate bedroom with space for free-standing furniture, and a stylish bathroom with white three piece suite.

The property is superbly located within easy access of Sanderstead and Purley Oaks stations, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants.

Viewings are highly recommended.



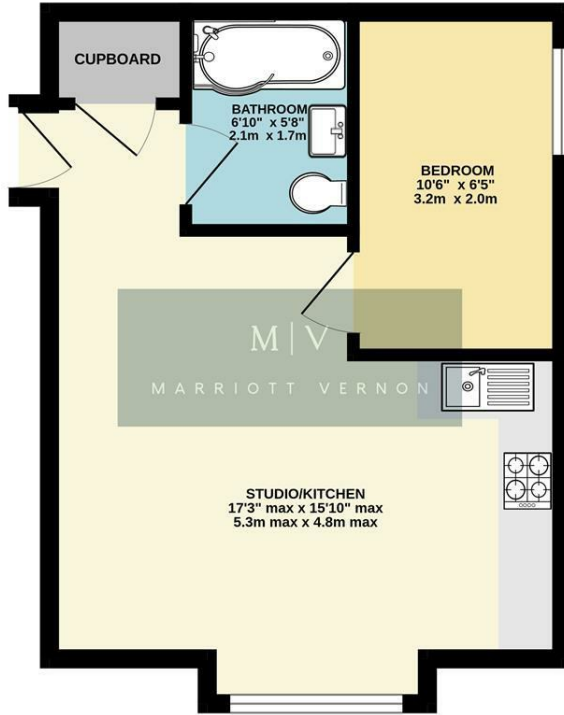




PAVING CONDITIONS
This area is reserved for parking. No vehicles are to be parked here during the following times:
- 10.00am to 1.00pm
- 4.00pm to 6.00pm
The sign also features a blue 'P' parking symbol and a '0' symbol.

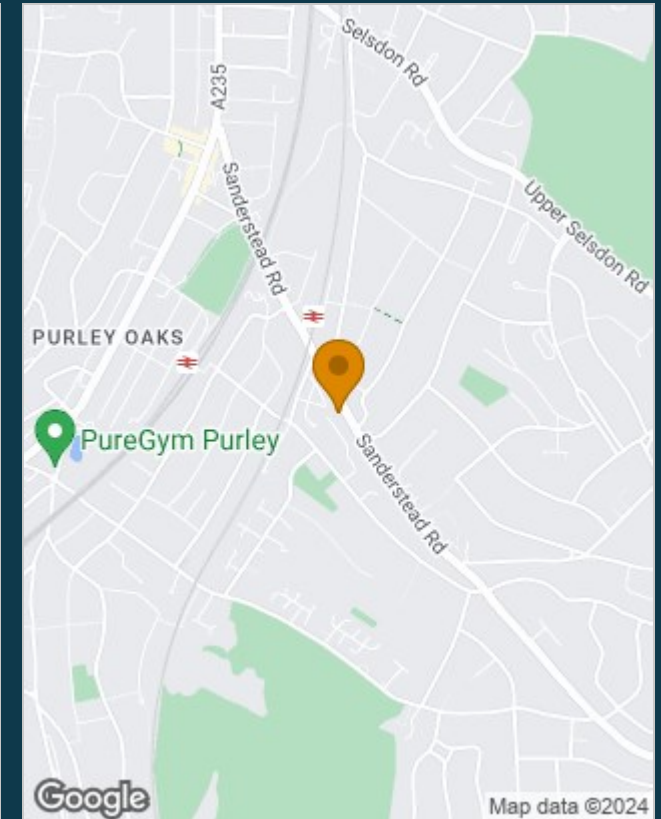
Floor Plans

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.