



Montana Close, South Croydon CR2 0AT

welcome to
Montana Close, South Croydon

A beautifully presented one bedroom purpose built flat comprising of an open plan kitchen/reception room with breakfast bar and modern fitted kitchen, one double bedroom and modern shower room.

The property further benefits from allocated off street parking, long lease on completion and communal gardens. The property is presented in excellent decorative order throughout.

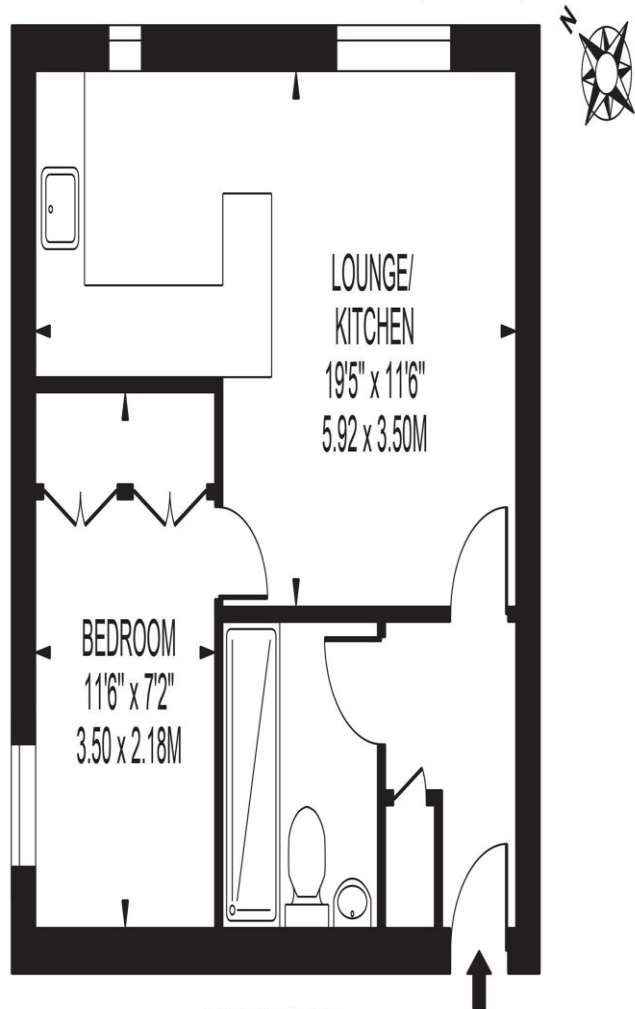
Montana Close is situated in a quiet cul-de-sac and is conveniently located for Sanderstead Station and Purley Oaks Station which provide fantastic links into London. There are many local amenities nearby such as Tesco Express, Station Fish & Chips, Coco & Nut Coffee Co and a short walk away is the ever popular South End Restaurant Quarter. The property is surrounded by greenery with Purley Downs Golf Club, Croham Hurst Golf Club, Purley Way Playing Fields, Purley Beeches and Croham Hurst Woods being close by for the regular golfer or walker to enjoy and a vast amount of schools to choose from.

Call Barnard Marcus now to book in your viewing.



MONTANA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 357 SQ FT - 33.21 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Montana Close, South Croydon

- One Double Bedroom
- Open Plan Reception Room
- Modern Fitted Kitchen
- Modern Shower Room
- Allocated Parking Space
- Long Lease
- Close To Sanderstead Station & Purley Oaks Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106518



Property Ref:
SAN106518 - 0002

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