

MONTHLY RENTAL OF £1,500



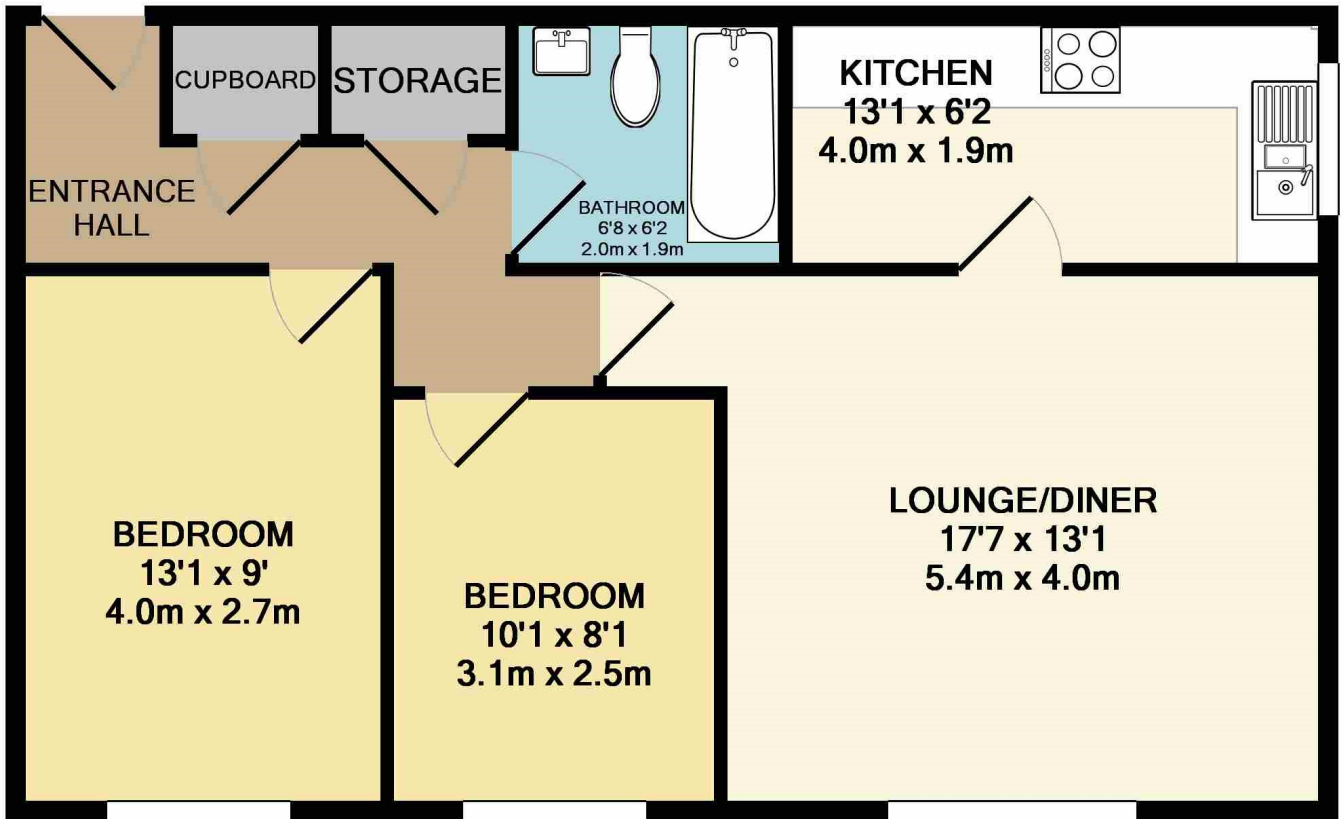
20 Montana Close Sanderstead Sth Croydon CR2 0AT

Frost Estate Agents are pleased to present this ground floor modern two bedroom apartment offering light and spacious living throughout. Briefly comprising of two double bedrooms, a large reception room, separate fully fitted kitchen and a modern bathroom suite. This property further benefits from gas central heating, double glazing, and secure entry phone system.

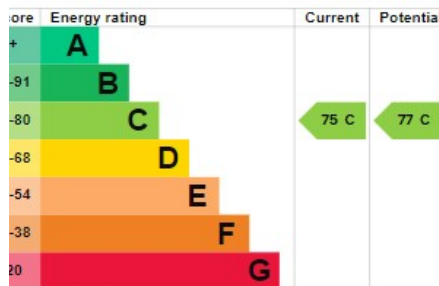
Located within a short walking distance to both Purley Oaks and Sanderstead stations this property suits the commuter as well as being on a cul-de-sac for quiet living.

The property comes unfurnished and is available immediately.





TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.7 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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graph shows this property's current and potential energy rating.

properties get a rating from A (best) to G (worst) and a score. The better rating and score, the lower your energy bills are likely to be.

properties in England and Wales:

the average energy rating is D
 the average energy score is 60

For clarification, we wish to inform prospective purchasers that we have prepared these lettings particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

