



Approximate total area<sup>1)</sup>  
 605.56 ft<sup>2</sup>  
 56.26 m<sup>2</sup>

(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.

GIRAFFE360



EST 1973  
**Paul Meakin** £285,000 Montana Close, Sanderstead, CR2 0AT  
 ESTATE AGENTS

Offered to the market CHAIN FREE is this ground floor two double bedroom purpose built flat which has been redecorated throughout to a high standard and includes a new refurbished kitchen and bathroom. The flat is within walking distance of Sanderstead and Purley Oaks station, buses serving the surrounding area, East Croydon and tramlink. Accommodation is accessed via entry phone system, hallway with storage cupboard, two double bedrooms, lounge area leading to fully fitted kitchen with appliances, fully tiled bathroom with shower over bath. Gas central heating, double glazed windows and garage enbloc.

Croydon Council tax band C. EPC rating C

Energy Efficiency Rating	
Current	Potential
73	80

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



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 are 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

- Ground floor
- 2 double bedrooms
- Redecorated throughout
- Refitted Kitchen
- Garage enbloc
- Great location
- Rental value £1,550pcm



Hallway

Reception room  
19'1 x 10'7 (5.82m x 3.23m )

Bedroom  
12'3 x 10'6 (3.73m x 3.20m)

Bedroom  
10'7 x 7'5 (3.23m x 2.26m)

Kitchen  
10'6 x 7'4 (3.20m x 2.24m)

Bathroom  
7'2 x 6'4 (2.18m x 1.93m)

Garage En bloc

