

Paul Meakin
 ESTATE AGENTS

Approximate total area¹⁾
 605.56 ft²
 56.26 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.

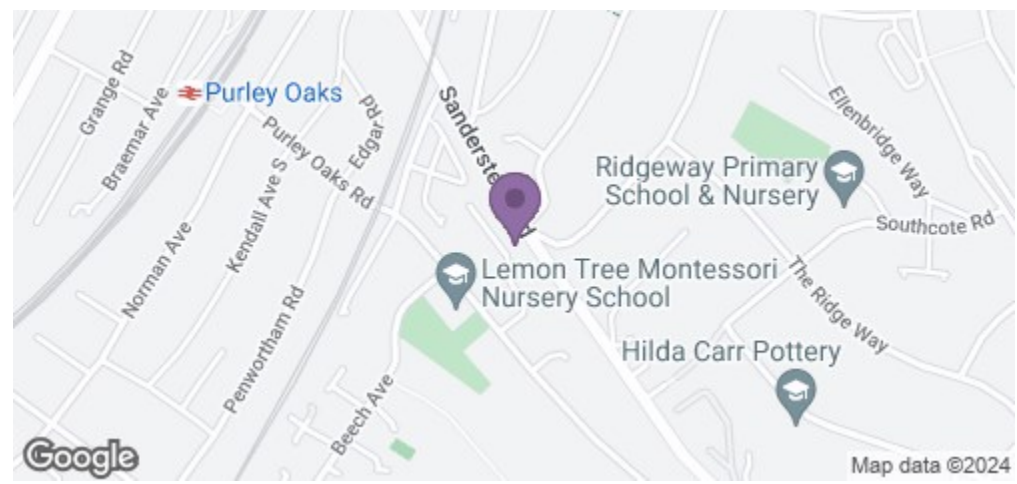
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Paul Meakin £285,000 Montana Close, Sanderstead, CR2 0AT
 ESTATE AGENTS

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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
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

Croydon Council tax band C. EPC rating C

- 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

