

Asking Price: Offers Over £265,000

Montana Close | South Croydon | Surrey | CR2 0AT

Pollard Machin

estate agents since 1885

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Nestled in the desirable area of Montana Close, South Croydon, this charming two-bedroom ground floor flat offers a perfect blend of comfort and convenience. The property is well presented, making it an ideal choice for those seeking a welcoming home.

The layout of the property is thoughtfully designed, providing ample space for relaxation and entertaining. The two bedrooms are generously sized allowing for a peaceful retreat at the end of the day. The property also benefits from a garage en bloc, providing secure parking and additional storage options.

One of the standout features of this home is its convenient location. Residents will find themselves within easy reach of local amenities including shops, schools and transport links making daily life effortless.

This property is perfect for first-time buyers, small families or those looking to downsize without compromising on quality. With its appealing presentation and prime location, this house is a wonderful opportunity not to be missed.

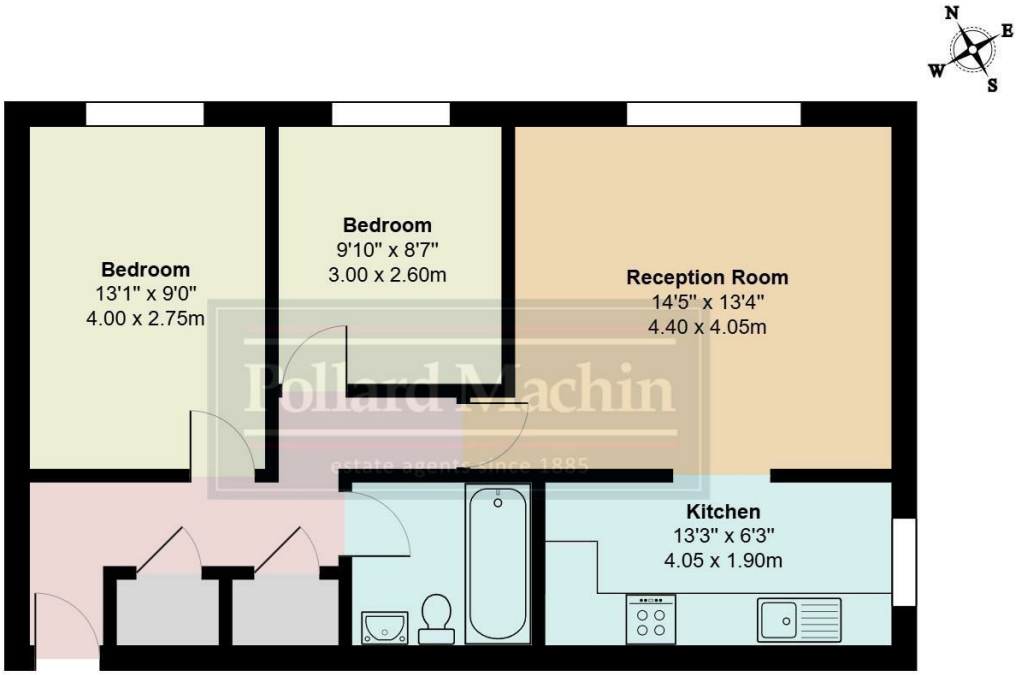
Lease - Expires 24 March 2072 (146 years remaining)
Service Charge - £1,100 plus £627 building insurance (last increased in 2023 by £100)











Ground Floor

Key Features:

- Two spacious bedrooms
- Ground floor convenience
- Garage en bloc included
- Well-presented interiors
- Easy access to transport
- Convenient location
- Close to local amenities
- Viewing Recommended

Montana Close, South Croydon, CR2
Approx. Gross Internal Area 651sq ft / 61sq meters

Whilist every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

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