



James Chiltern
Estate Agents



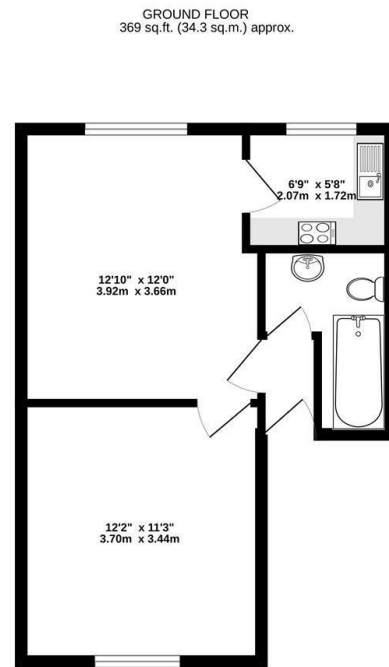
12B Montague Road, Croydon, CR0 3SS

Offers In The Region Of £200,000

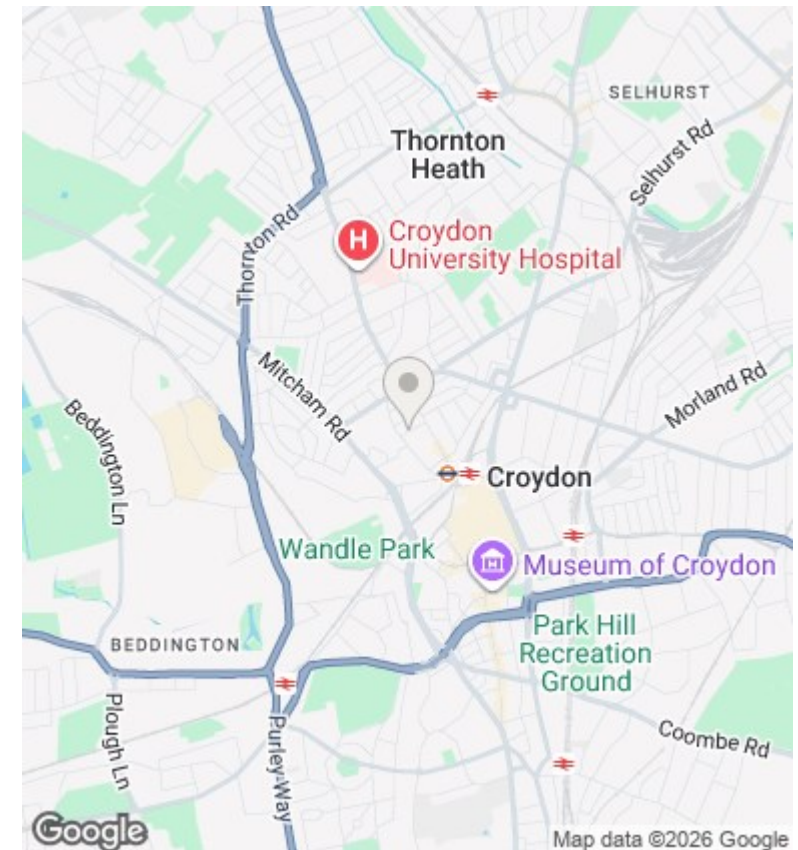
- Freshly refurbished throughout
- Bright and airy living spaces
- Double glazing throughout
- Convenient location close to local amenities and transport links
- Spacious and well-proportioned flat
- Contemporary bathroom suite
- Gas central heating
- Modern fitted kitchen
- Newly fitted carpets
- Walking distance to West Croydon station

182 London Road, Croydon, Surrey, CR0 2TE
0208 681 8133

lettings@jameschiltern.uk
www.jameschiltern.uk



TOTAL FLOOR AREA: 369 sq.ft. (34.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency on the given.
Made with Metropix (2020)



Directions

Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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	