



Montana Close | | Sanderstead | CR2 0AT

Offers Over £240,000

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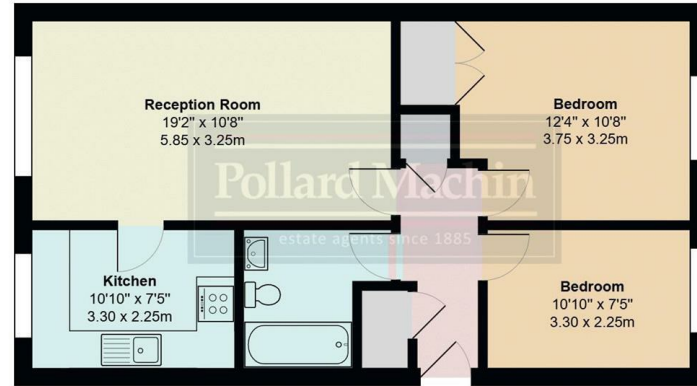
No Onward Chain Situated in a quiet residential cul-de-sac in the highly sought-after area of Sanderstead this well-proportioned two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers or investors alike. Council Tax Band C. EPC Rating C.

The property features a spacious reception room measuring over 19ft providing ample space for both relaxing and dining. A separate kitchen offers practical storage and workspace while two well-sized bedrooms provide

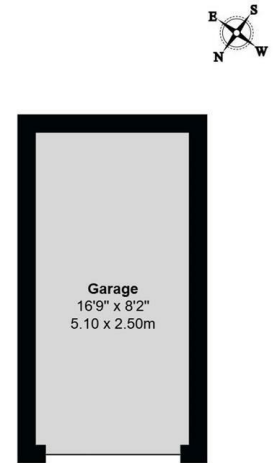
- No Onward Chain
- Two Double Bedrooms
- Garage En-Bloc
- Station Location
- Ground Floor
- Communal Gardens







Ground Floor



Montana Close, South Croydon, CR2
Approx. Gross Internal Area 653sq ft / 60,7sq meters

Whilst 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, mis-statement or use of data shown.
Plan produced by AR Net Media - www.ar-netmedia.co.uk

Council Tax Band C EPC Rating

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(112 plus) A	
(81-111) B	
(55-80) C	
(35-54) D	
(19-34) E	
(1-18) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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