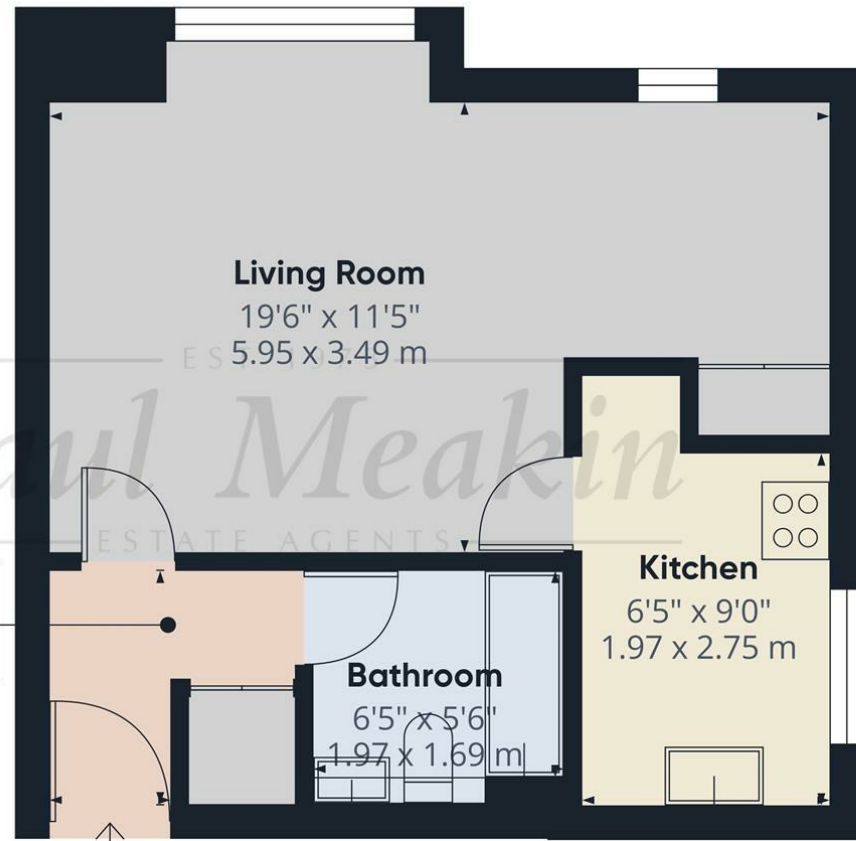




EST 1973  
**Paul Meakin** £200,000 Montana Close, South Croydon, CR2 0AT  
 ESTATE AGENTS



Approximate total area<sup>(1)</sup>  
 351 ft<sup>2</sup>  
 32.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



PRICE RANGE £200,000-£210,000

Welcome to this charming purpose-built flat located on Montana Close in South Croydon. This delightful studio flat, measuring 351 square feet, offers a bright and spacious living environment, perfect for first-time buyers or those seeking a lucrative buy-to-let opportunity.

Built in the 1980s, this property has been well-maintained and features a separate kitchen that is both functional and inviting. The refitted bathroom adds a touch of modernity, ensuring comfort and convenience for its occupants. The flat comprises one reception room and one bedroom, providing ample space for relaxation and rest.

One of the standout features of this property is the allocated parking space, a rare find in such a desirable location. The flat is chain-free, making the purchasing process straightforward and hassle-free.

Situated in a great location, this property is conveniently close to local shops and the station, offering excellent transport links for commuters. With a potential rental income of £1,100 per calendar month, this flat presents an attractive investment opportunity.

In summary, this bright and spacious studio flat on Montana Close is an excellent choice for those looking to enter the property market or expand their investment portfolio. Don't miss the chance to view this lovely home.

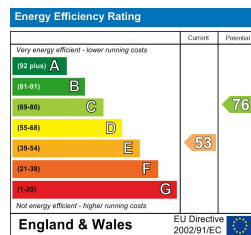
Entrance Hall

Kitchen  
 6'5 x 9'0 (1.96m x 2.74m)

Living Room  
 19'6 x 11'5 (5.94m x 3.48m)

Bathroom

Allocated parking space NO  
 73



TAX BAND:

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

- CHAIN FREE
- Studio flat
- Refitted kitchen
- Refitted bathroom
- Open plan living space
- One allocated parking space
- A great BTL £1,100pcm

