Montana Gardens, London

Asking Price £300,000

2 1 1 C

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Property Summary

VENDOR WILL COVER NEXT 2 YEARS SERVICE CHARGE
Situated within the sought after Montana Gardens gated development, this quiet and well presented two bedroom flat offers spacious accommodation, excellent transport links, and DIRECT ACCESS TO PRETTY COMMUNAL gardens.

Lower Sydenham Station is approximately a 4 minute walk away, providing fast and direct services into London Bridge and Charing Cross in around 15 minutes, making the property ideal for commuters. The property is also within walking distance of Beckenham Place Park and a large Sainsbury's supermarket.

The property compromises of a spacious separate reception room with direct access to the communal garden, a fitted kitchen with oven, hob and fridge, family bathroom with bath. There are 2 bedrooms including a large master bedroom. The main double bedroom is large providing lots of storage space.

Further benefits include NEW DOUBLE GLAZING, gas central heating with NEW BOSCH BOILER, NEW RADIATORS, ample built in storage and 2 designated parking spaces, making it perfect for those with a car. The development itself is well maintained and offers a peaceful residential setting.

Ideal for first-time buyers, professionals, couples, or small families seeking a convenient and comfortable home.

EPC: C | Lease: 97 years remaining | Service Charge: £2903pa | Ground Rent: £200pa

Sydenham Sales
020 8488 0011
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Property Summary

- Two bedroom flat
- Modern well built 1990s development
- VENDOR WILL COVER NEXT 2 YEARS SERVICE CHARGES
- Ground floor & access to communal gardens
- Fabulous first time buy
- TWO off street parking spaces
- CHAIN FREE
- 200 yards from LOWER SYD mainline station
- Council tax is C
- EPC is C

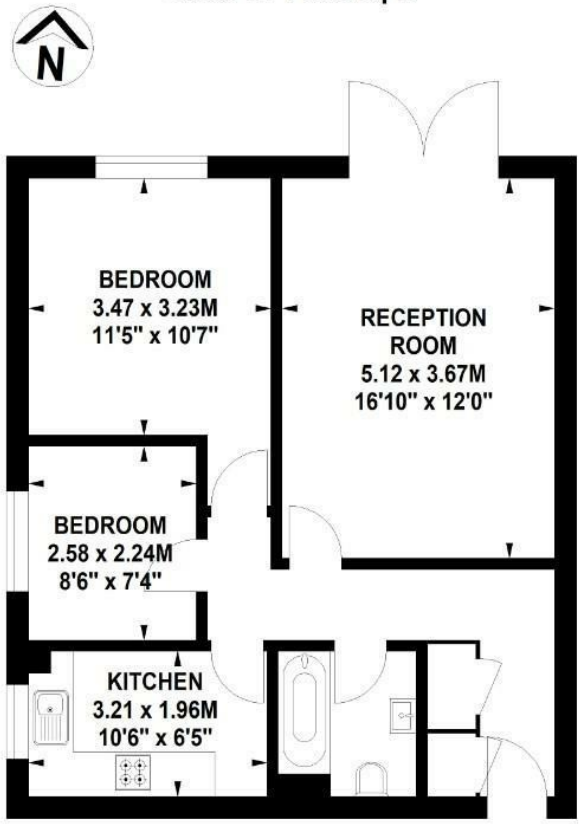
Our Vendor Loves...

'We love how close it is to the station, the direct access and view of the garden and the willow tree. It's nice to have a bit of green directly on your doorstep whilst living in the city. Also the large lounge has been great for having guests over and entertaining. Friendly neighbourhood and quiet.'

Montana Gardens

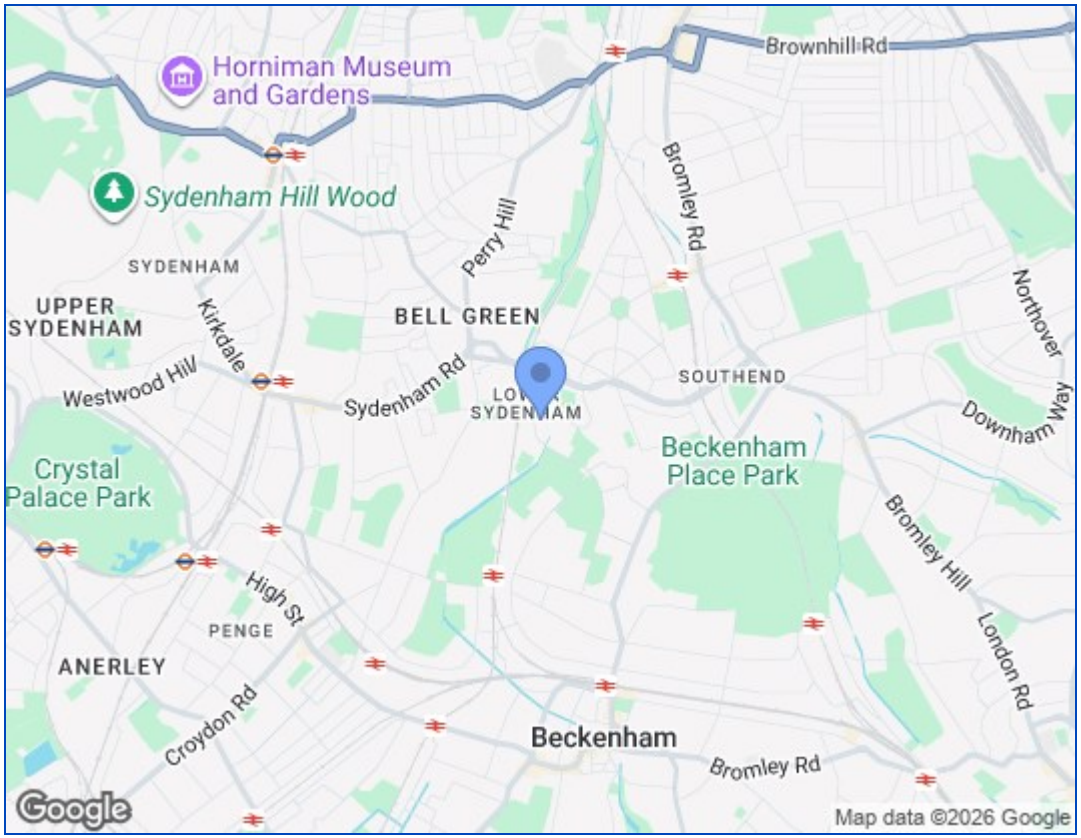
APPROXIMATE GROSS INTERNAL AREA

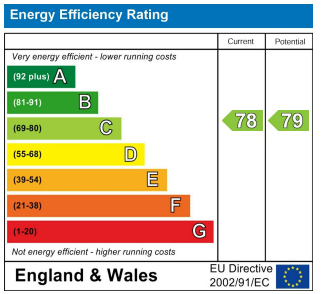
58.53 m² / 630 sq ft



Ground Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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