



39 Montana Close, Sanderstead, Surrey, CR2 0AT

Pollard Machin

estate agents since 1885

39 Montana Close
Sanderstead
CR2 0AT

Pollard Machin

estate agents since 1885

Offers Over £215,000

Description

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. Requires updating.

Council Tax Band C. EPC Rating C.

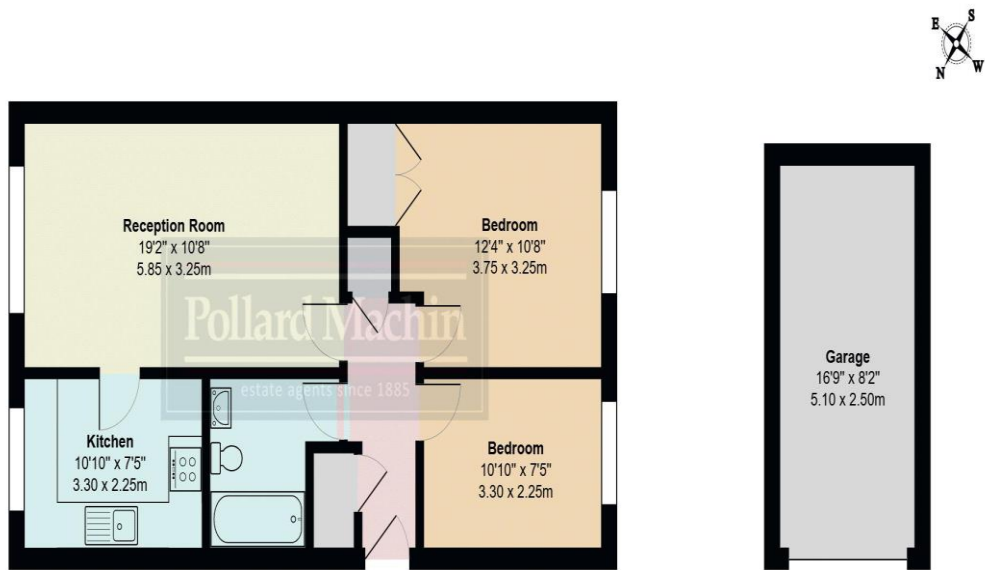
Accommodation

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 flexible accommodation ideal for a growing family, guests or those working from home. A central hallway leads to a family bathroom and useful built-in storage creating a practical layout throughout. The property also benefits from a private garage perfect for secure parking or additional storage.

Location

Conveniently located within easy reach of Sanderstead and South Croydon residents enjoy access to a range of local shops, cafés, highly regarded schools and excellent transport links including nearby stations offering regular services into Central London. The area is also well known for its green open spaces including Croham Hurst Woods and Purley Downs Golf Club. 145 year lease, Ground rent peppercorn, Service charge £1100 plus £626 buildings insurance.





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.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

