



Asking Price: Offers Over £215,000

Montana Close | Sanderstead | Surrey | CR2 0AT

Pollard Machin

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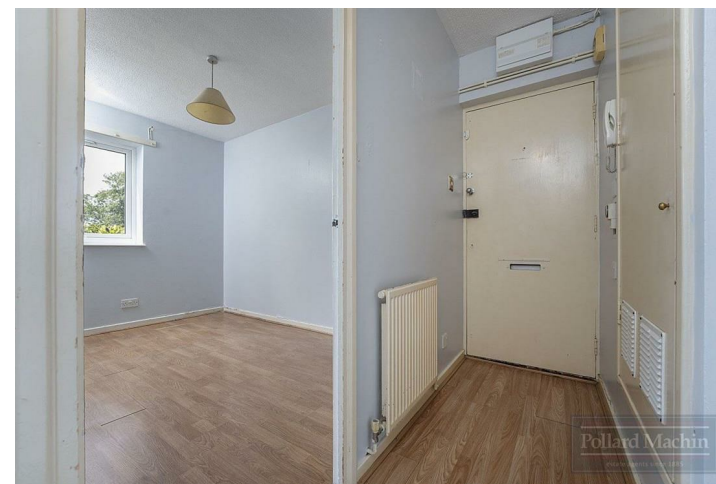
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No Onward Chain Situated in a quiet residential cul-de-sac in the highly sought-after area of Sanderstead this well-proportioned two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers or investors alike.

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.

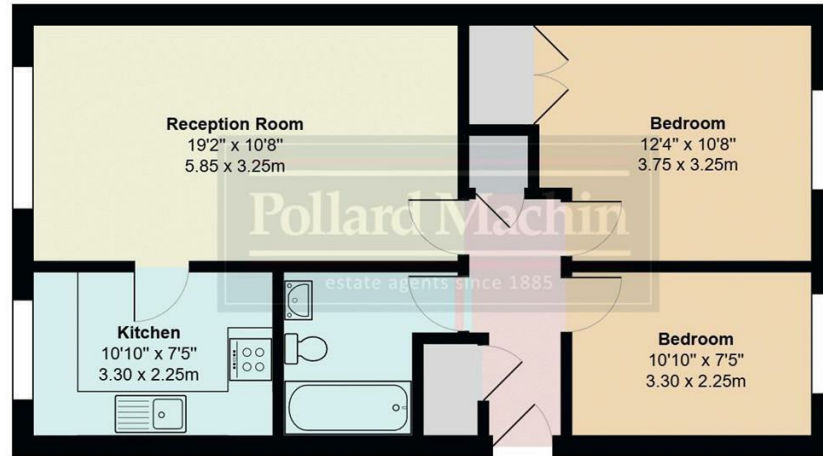
A central hallway leads to a family bathroom and useful built-in storage creating a practical layout throughout. The property also benefits from a private garage perfect for secure parking or additional storage.

Conveniently located within easy reach of Sanderstead and South Croydon residents enjoy access to a range of local shops, cafes, 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. Council Tax Band C. EPC Rating C.

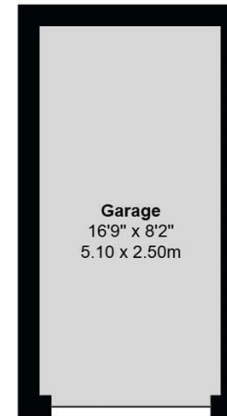


Key Features:

- No Onward Chain
- Station Location
- Two Double Bedrooms
- Ground Floor
- Garage En-Bloc
- 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, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

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.

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Viewings strictly by appointment only

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