



6 Montana Close, South Croydon, CR2 0AT

Guide price £275,000



MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

GUIDE PRICE - £275,000 - £300,000

A spacious two bedroom top floor apartment situated on a residential development just off a lovely treelined road in Sanderstead. The property is offered chain free and is ready for immediate occupation.

### Accommodation

The property offers an overly spacious living room through to a separate kitchen which provides views over the rear communal gardens. There are two bedrooms on offer with a generous double and further small double. A newly refurbished family bathroom and ample storage completes the accommodation. Outside there is allocated parking.

### Location

The property is within walking distance to Purley Oaks and Sanderstead train station offering fantastic links to central London, Gatwick and the South Coast so making it ideal for commuters.

### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

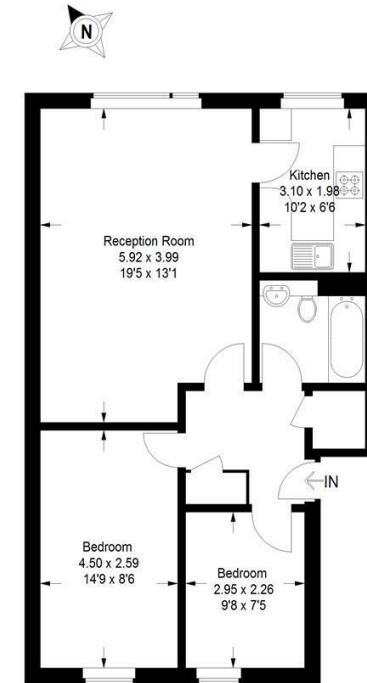
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

### Lease Information

Remaining Years On Lease : 91 Years  
 Ground Rent : £95 PA  
 Service Charge : £1443 PA

## Montana Close, CR2

Approximate Gross Internal Area  
 60.6 sq m / 652 sq ft



### Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID805464)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	75	78
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	75	78
EU Directive 2002/91/EC		

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