



Montana Close
South Croydon
Surrey
CR2

Offers in Excess of £210,000

bettermove

Montana Close

South Croydon

Bettermove are proud to present this 1 bedroom flat in South Croydon, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with a private parking space available.

The council tax band is B.

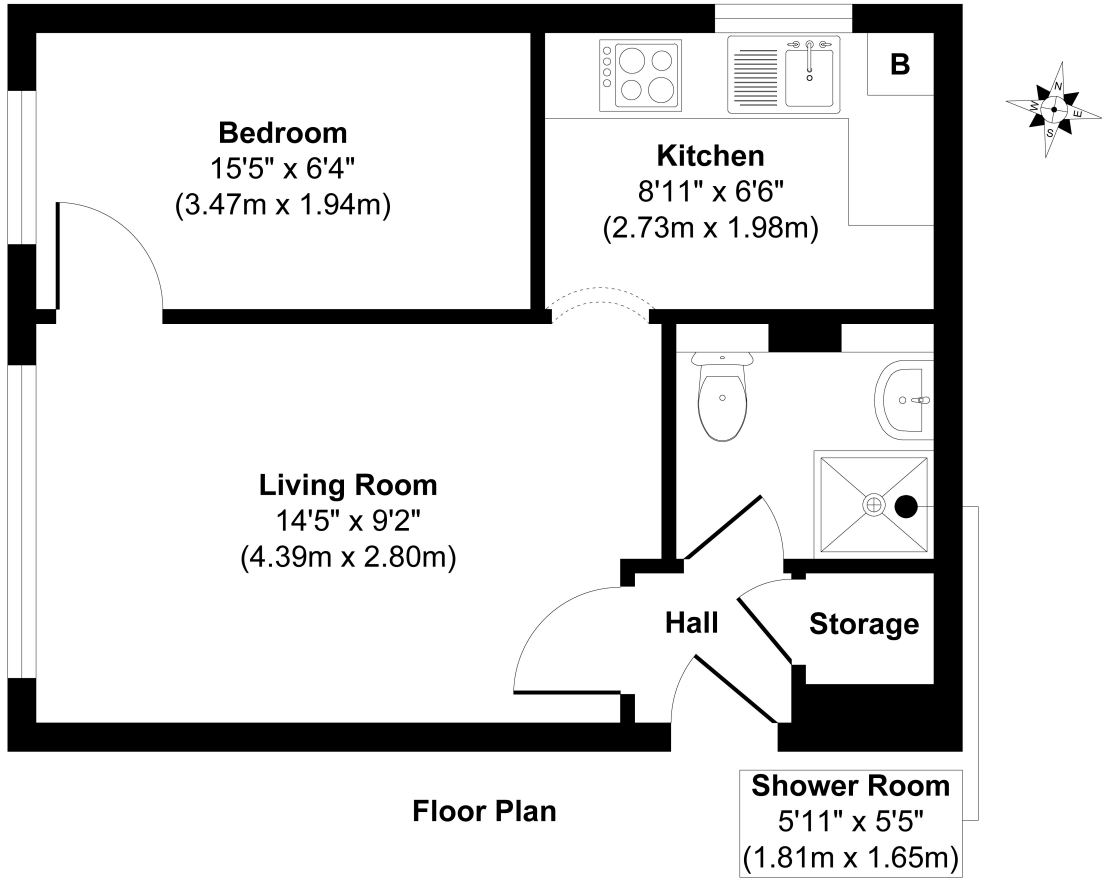
This is a leasehold property with 84 years remaining on the lease; the ground rent is £350.00 per annum, and the service charge is £350.00 per annum.

The interior of this beautifully presented, ground floor property comprises a spacious living room, fitted kitchen, one double bedroom, and a shower room.

Located in the popular town of South Croydon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Purley Oaks Station, a variety of local bus routes, and quick access to the A23, leading to the M25.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Approx. Gross Internal Floor Area 328 sq. ft / 30.49 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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