

1 Bed Flat In Montague Road West Croydon, Surrey, CR0 3SS

£195,000





SHORT DESCRIPTION

Property Ref: 16247 A recently improved and tastefully decorated one-bedroom flat offers bright, spacious accommodation in a highly convenient location on Montague Road, Croydon CR0. The property features a generous reception room measuring approximately 3.90m x 3.50m, providing ample space for both living and dining. The separate fitted kitchen offers practical workspace and storage, while the well-proportioned double bedroom measures approximately 3.75m x 3.50m. A family bathroom and entrance hallway complete the accommodation. With an approximate gross internal area of 396 sq ft (36.8 sq m), the apartment is ideally suited to first-time buyers, commuters, or investors seeking a well-located property with strong rental appeal. Perfectly positioned close to West Croydon Station, the property benefits from excellent transport links into Central London and surrounding areas, as well as easy access to numerous bus routes & tram stops. Croydon Town Centre is within close proximity, offering an extensive selection of shops, restaurants, cafés, leisure facilities, and everyday amenities. Further benefits include a long lease and a convenient layout that maximizes the available living space. Key Features - Close to West Croydon Station - Excellent transport links - Close to local bus routes - Easy access to Croydon Town Centre - Shops and amenities nearby - Long lease - Ideal first-time purchase - Excellent investment opportunity - Spacious accommodation throughout - Recently improved and decorated Room Dimensions - Reception Room: (3.90m x 3.50m) - Bedroom: (3.75m x 3.50m) - Kitchen: (2.10m x 1.70m) Transportation Links This property is exceptionally well-positioned for commuters and residents seeking convenient access to transport, shopping, and everyday amenities in the heart of Croydon. Located approximately 0.2-0.3 miles from West Croydon, equating to around a 5-7 minute walk, providing excellent rail, London Overground, tram, and bus connections into Central London and surrounding areas. Nearby transport services include: - Southern and London Overground rail services from West Croydon - Tram services from West Croydon - Easy access to East Croydon Station for fast links to London Victoria and London Bridge Nearby Bus Routes The property benefits from numerous nearby bus stops, including Montague Road, Factory Lane, Leighton Street, and West Croydon Bus Station. Commonly available local routes in the area include services towards: - Central Croydon - Brixton - Purley - Thornton Heath - Norwood - Streatham - Sutton - Bromley and the surrounding South London areas Shops & Local Amenities Residents are within easy walking distance of a wide range of supermarkets, convenience stores, cafés, restaurants, pharmacies, and takeaways, including: - Croydon Town Centre (approximately 0.5 miles away, around a 10 to 15-minute walk) - Lidl - Sainsbury's - Tesco Express - TFC Croydon - Best Foods Croydon - Indian, Sri Lankan & Asian Grocery The surrounding London Road area also offers a diverse selection of independent retailers and local eateries. Nearby Schools The property is conveniently situated for several well-regarded local schools, including - Harris Invictus Academy Croydon - Al-Khair Primary School - Elmwood Junior School - St Mary's Catholic High School, Croydon - Ark Oval Primary Academy Additional Advantages of the Location - Excellent commuter location with strong public transport connectivity - Convenient access to Central London and Gatwick Airport - Walking distance to tram, rail, bus, and shopping facilities - Strong rental demand makes the property attractive for investors - Situated within an established residential area close to regeneration zones - Diverse local amenities and multicultural retail offerings nearby - Easy access to parks, leisure facilities, gyms, and entertainment venues within Croydon town centre. Early viewing is highly recommended to fully appreciate the space, condition, and superb location this property has to offer. Property Type: Flat Full selling price: £195000.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Years): 86 Yearly Ground Rent Cost: £100.00 Yearly Management Cost: £850.00 Council tax band: B EPC rating: C Measurement: Bedrooms, Bathrooms and Living room Heating Type: Double Glazing, Night Storage Chain Sale or Chain Free: Chain Free Possession of the property: Vacant.



Bed Room(s)



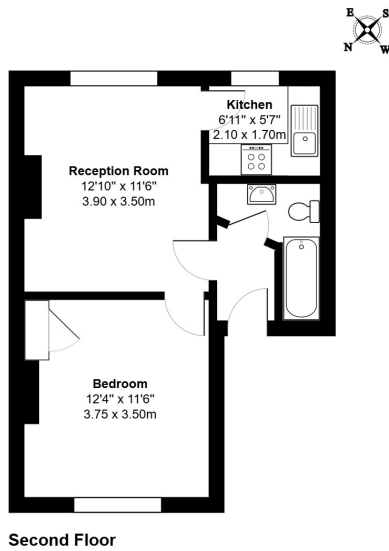
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Montague Rd, Croydon CR0
 Approx. Gross Internal Area 396sq ft / 36.8sq 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 set of data shown.
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EPC GRAPH

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 All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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