



Flat 5, 12, Oakview Apartments Benhill Road

Sutton, SM1 3RL

£270,000





**Flat 5, 12, Oakview  
Apartments Benhill Road  
Sutton, SM1 3RL**

A chance to acquire this well presented two-bedroom modern apartment located on Benhill Road in Sutton, and sold with the benefit of no onward chain. The property offers two well proportioned bedrooms allowing ample space for a small family, guests, or even a home office, and a good sized reception room providing a nice social space to entertain family and friends. One of the highlights of this apartment is the garage, providing excellent additional storage space.

Situated close to the Benhill Recreation Ground, this property offers a peaceful environment with nature right at your doorstep. Conveniently located for bus links and local shops, this apartment offers easy access to amenities and transportation.

Don't miss out on this fantastic opportunity to own a lovely apartment in a desirable location.

**Accommodation**

Security phone entry system, door into communal hallway. Stairs to 2nd floor, front door into

**Entrance Hall**

Security phone entry system, electric heater, fitted carpet, cupboard housing immersion heater .

**Bathroom**

Three-piece suite comprising of bath with shower screen and chrome mixer tap with showerhead attachment, WC, wash handbasin with chrome mixer







tap, heated chrome towel rail, part tiled walls, vinyl floor, window to rear aspect.

**Living Room**  
Electric heater, fitted carpet, window to side aspect .

**Bedroom One**  
Electric heater, fitted carpet, window to side aspect.

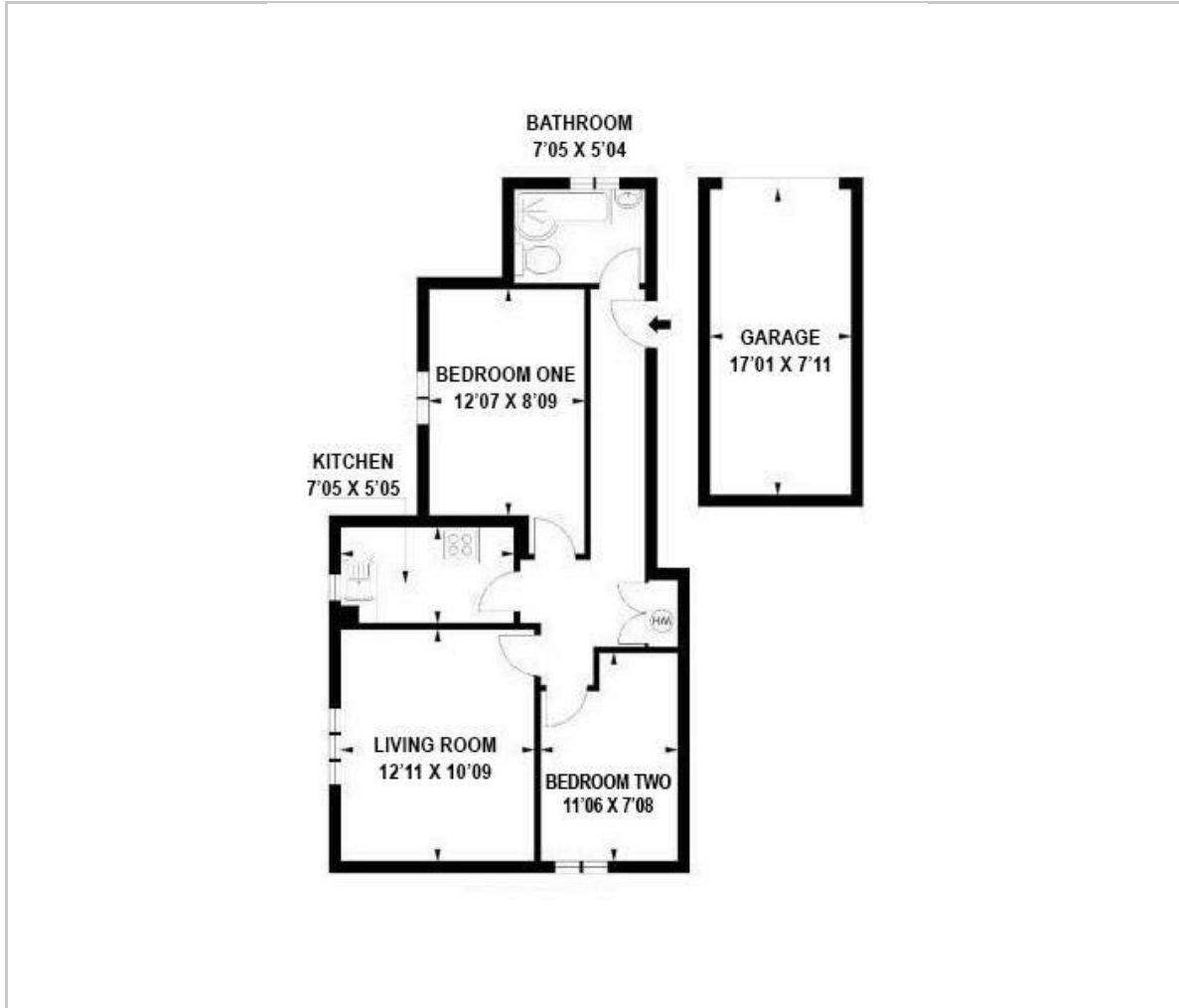
**Bedroom Two**  
Electric heater, fitted carpet, window to front aspect.

**Kitchen**  
Range of fitted kitchen units and drawers with worksurface above, inset 1 1/2 bowl sink with mixer tap, integrated oven and electric hob with extractor fan above, integrated undercounter fridge, space and plumbing for washing machine, tiled splashback, vinyl floor, window to side aspect.

**Outside**  
Garage, well kept communal grounds.



## Floor Plan



## Viewing

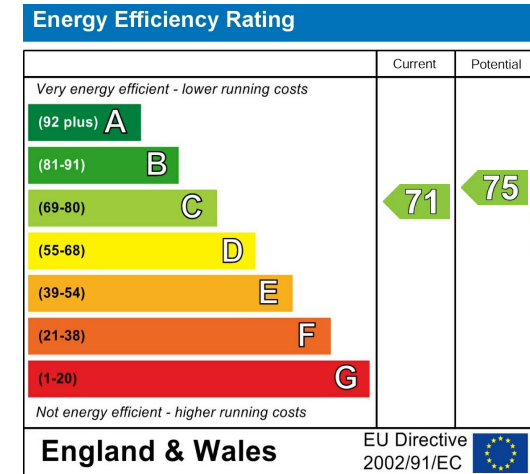
Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.