



Montana Gardens  
Sutton, SM1 4FP  
Guide price £300,000





# Montana Gardens, Sutton, SM1 4FP

GUIDE PRICE £300,000 - £325,000 The location where we live is vital. Going into work, popping down the shops or even meeting friends for a drink, wouldn't it be great if you were based in a central location, right in the hustle and bustle where everything is at your fingertips? At Montana Gardens, you can have it all, being in such a convenient location, with the added lustre of being in a more modern block. Unusually for a property as recently built as this, there is also the fantastic benefit of having gated, allocated parking which offers the new owners the convenience of not having to secure a space on street or at a nearby carpark. Inside, this fantastic apartment will impress with its amazing open plan layout in the modern kitchen/living/dining area that is a great place for you to entertain in or just snuggle up on the sofa. When it's time to relax, you'll be pleased to find that both bedrooms are generous sizes and will be your sanctuary of peace to catch up on a great night's sleep. Kids, guests, flat mate or home office - nobody will be disappointed! Finishing off this wonderful home is a fabulous bathroom serving all the rooms, so all you need to do is just unpack your bags and move in. The property also boasts a private balcony, perfect for these warmer months or to enjoy that morning cup of coffee on. There is an excellent selection of open green spaces close by, along with fantastic schools and everything you need on your doorstep in terms of local businesses and amenities.



## FIRST FLOOR

Hallway

Open Plan Kitchen/Living/Dining Room

18'7 x 14'1 (5.66m x 4.29m)

Bedroom

14' x 10'2 (4.27m x 3.10m)

Bedroom

14'1 x 7'6 maximum (4.29m x 2.29m maximum)

Bathroom

7'7 x 5'7 (2.31m x 1.70m)

## OUTSIDE

Private Balcony

Gated Allocated Parking

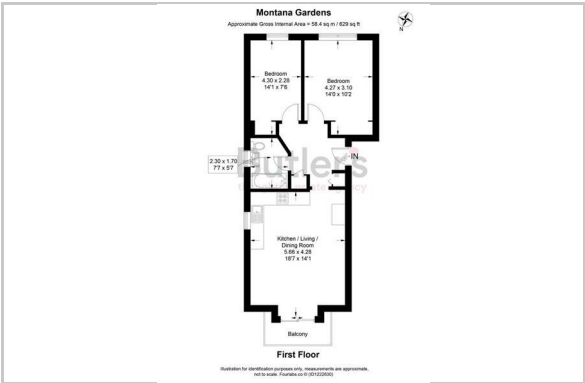
Additional Residents Parking

Communal Grounds

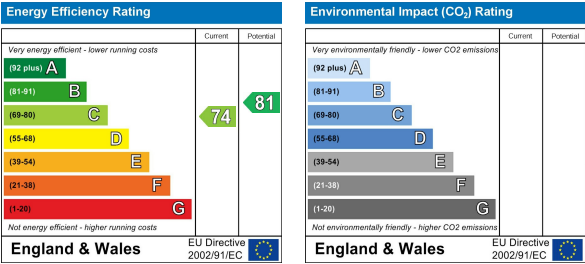
## Area Map



## Floor Plan



## Energy Efficiency Graph



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