



4 Montana Gardens, Sutton, SM1 4FP



Guide price £310,000

WH WATSON HOMES
Estate Agents

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900+ YEAR LEASE, NO ONWARD CHAIN
& NEWLY DECORATED THROUGHOUT!!!

Located in a sought after Sutton position, close to a wealth of shops and transport links is this stylish, newly decorated, two bedroom second floor apartment. The property benefits from a 17ft lounge/diner, two spacious bedrooms, a private balcony, a newly fitted modern kitchen and bathroom suite, underground parking, a long lease and no onward chain. Viewings are highly recommended.



Accommodation

Security entry phone system and door to..

Communal entrance, stairs to 2nd floor landing

Wooden front door to..

Spacious entrance hall

Wood flooring, wall mounted heater, two storage cupboards (one housing hot water tank), wall mounted entry phone.

Lounge/diner

UPVC double glazed sliding door to front aspect and access to private balcony, two wall mounted heaters, wood flooring, large serving hatch.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, granite effect





roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inset hob with oven/grill below, space and plumbing for washing machine, space for tall standing fridge/freezer, tiled splashback, tiled effect flooring.

Bedroom one

UPVC double glazed window to rear aspect, wall mounted heater, space for wardrobes.

Bedroom two

UPVC double glazed window to rear aspect, wall mounted heater, space for wardrobe.



Bathroom

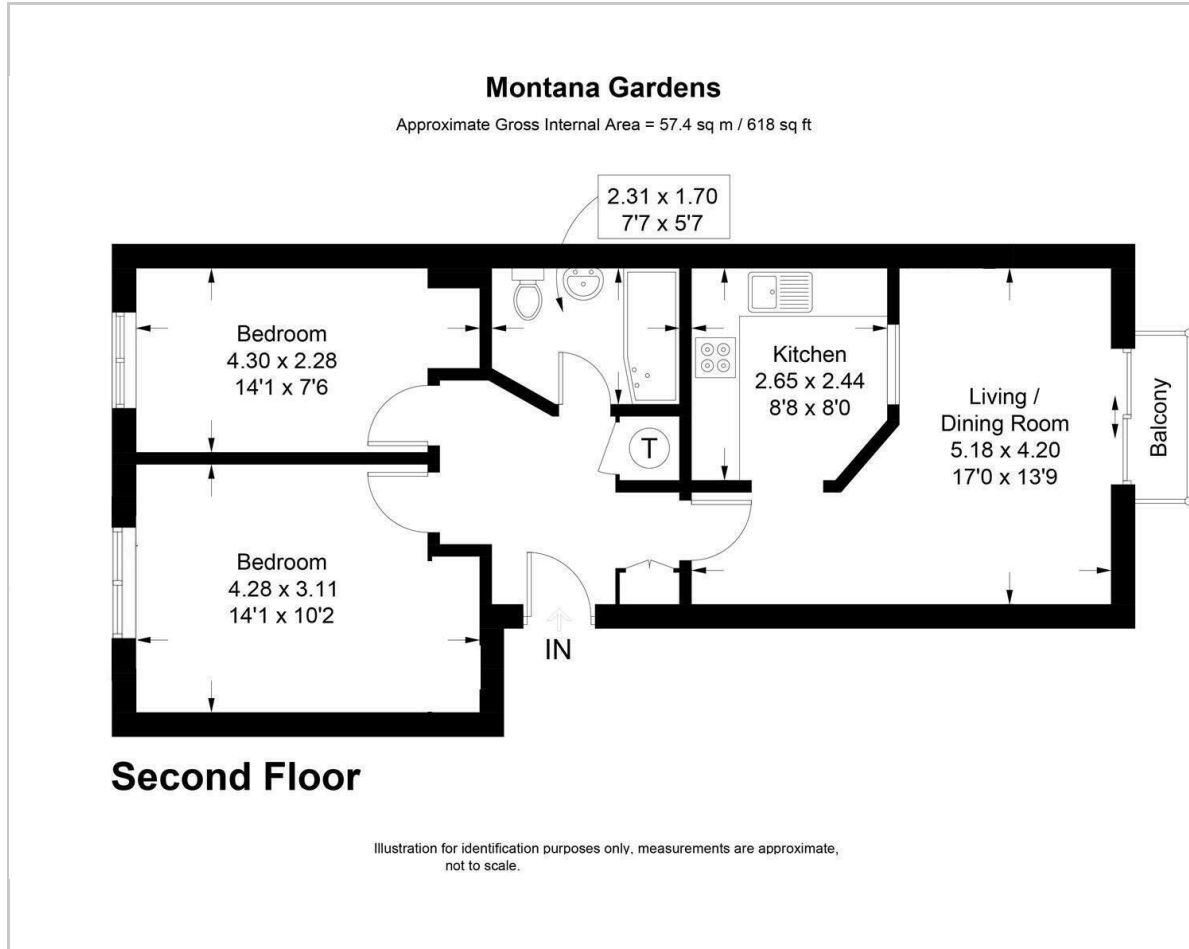
Three-piece suite comprising panel enclosed bath with thermostatic shower, pedestal wash handbasin with chrome taps, low-level pushbutton flush WC, wall mounted heater, extractor fan, part tiled walls, tiled effect flooring.

Outside

Well kept communal grounds and residents parking with access to further underground parking.



Floor Plan



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

