

**FOR SALE**



**Benhilton Gardens, Sutton, SM1**  
**Asking Price of £290,000 Leasehold**

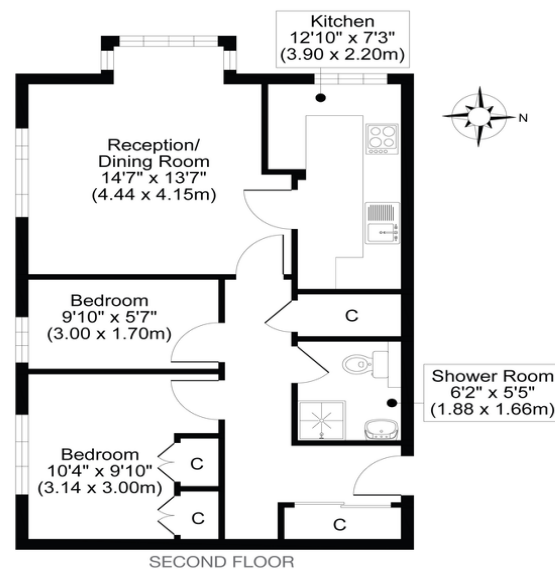
**MARTIN&CO**



- 2 BEDROOM SECOND FLOOR APARTMENT
- ALLOCATED PARKING SPACE WITH VISITOR SPACES
- ENTRYPHONE SECURITY + RARE GAS CENTRAL HEATING
- WELL PRESENTED FLAT WITH NO CHAIN
- EXTENDED LONG LEASE 154 YEARS REMAINING
- ENTRYPHONE SECURITY & WELL KEPT COMMUNAL GARDENS
- NEAR SUTTON TOWN CENTRE & SUTTON COMMON STATION
- BUS ROUTES TO SUTTON STATION & MORDEN TUBE STATION

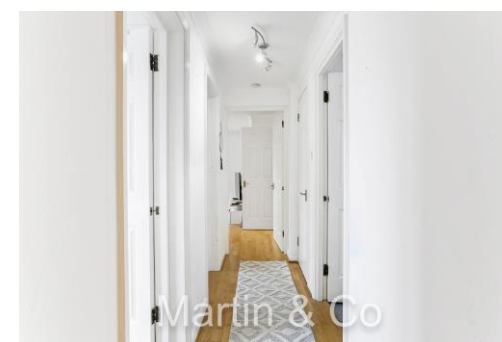
A well presented 2 BEDROOM 2ND FLOOR apartment with NO CHAIN, situated within this well-maintained private development off Angel Hill. Benefits include an extended long lease of 154 years remaining, allocated parking, visitor parking & rare Gas Central Heating in this development. Comprising a light & bright reception room with a bay window with views over the park, double & single bedrooms, separate kitchen, shower room, well kept communal gardens & entryphone security. Close to Sutton Town Centre, good local schools such as Greenshaw & Glenthorne High Schools, walking distance of Sutton Common Station, plus bus routes to Sutton Station & Morden Tube Station. Sutton Council Tax Band C = £2,017.53 pa. EPC Band C. VIEWING HIGHLY RECOMMENDED. KEYS HELD. SOLE AGENT.

KIRK RISE, SM1  
TOTAL APPROX FLOOR PLAN AREA 562 SQ.FT (52 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

