



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



£270,000

**WH WATSON HOMES**  
Estate Agents

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

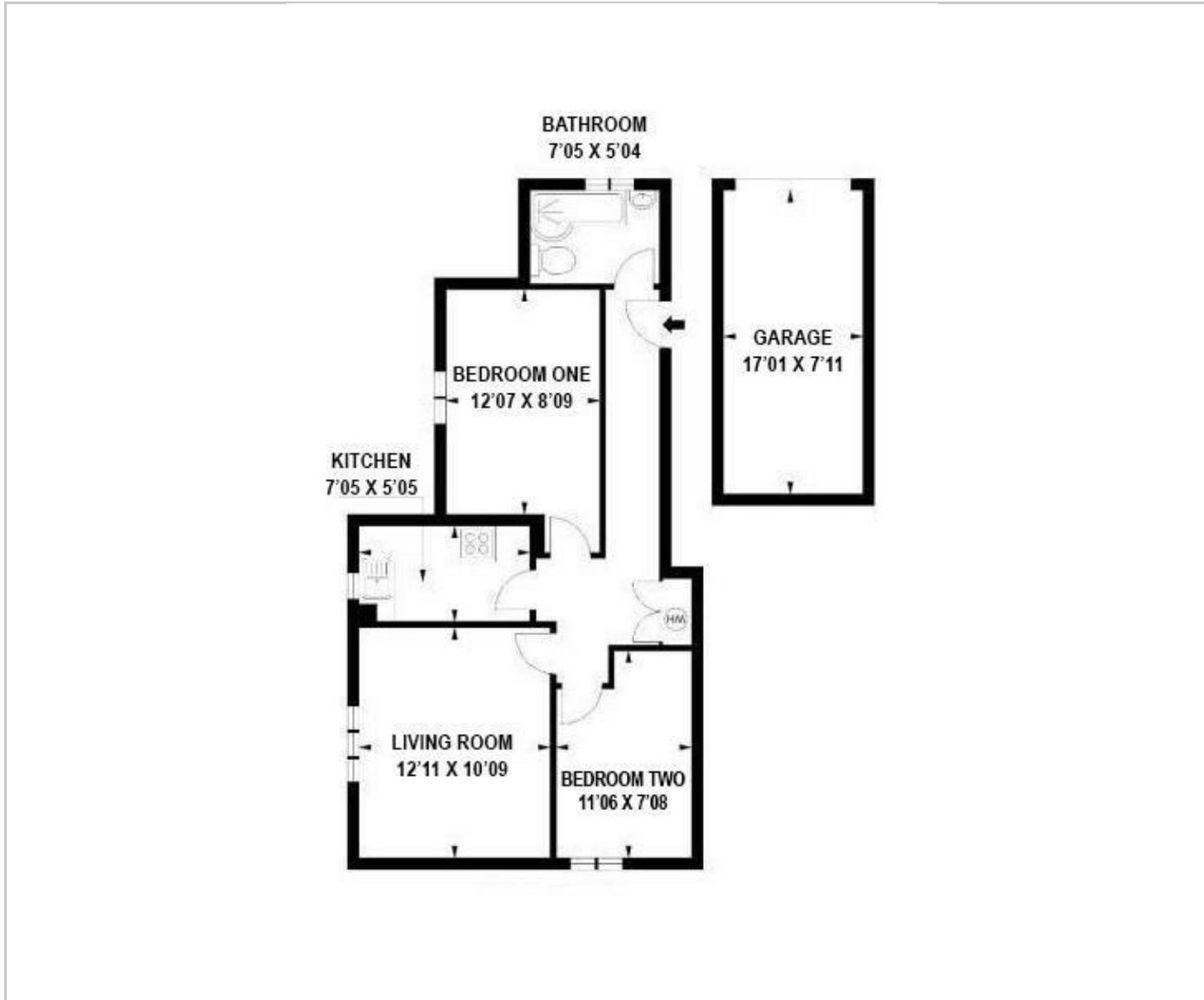
Range of fitted kitchen units and drawers with worksurface above, inset 1 1/2 bowl sink with mixer tap, integrated oven and electric hob with extractor fan above, integrated undercounter fridge, space and plumbing for washing machine, tiled splashback, vinyl floor, window to side aspect.

### Outside

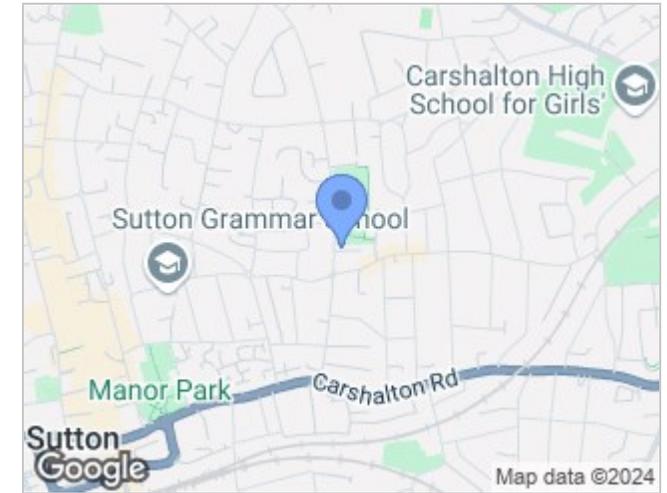
Garage, well kept communal grounds.



## Floor Plans



## Area Map



## Energy Performance Graph

