



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



Offers over £250,000

WH WATSON HOMES
Estate Agents

12 Oakview Apartments

Benhill Road

Sutton, SM1 3RL

No Onward Chain! An excellent opportunity to purchase this attractive two-bedroom modern apartment on Benhill Road, Sutton, offered with no onward chain. The property features two generously sized bedrooms, ideal for a small family, guests, or use as a home office, alongside a spacious reception room perfect for relaxing or entertaining.

A particular advantage of this apartment is the included garage, providing superb additional storage or parking options.

Positioned near park land, the property enjoys a quiet setting with green open spaces close by, while benefiting from easy access to local shops, bus routes, and other convenient amenities.

A fantastic chance to secure a lovely home in a sought-after location — not to be missed!

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 .

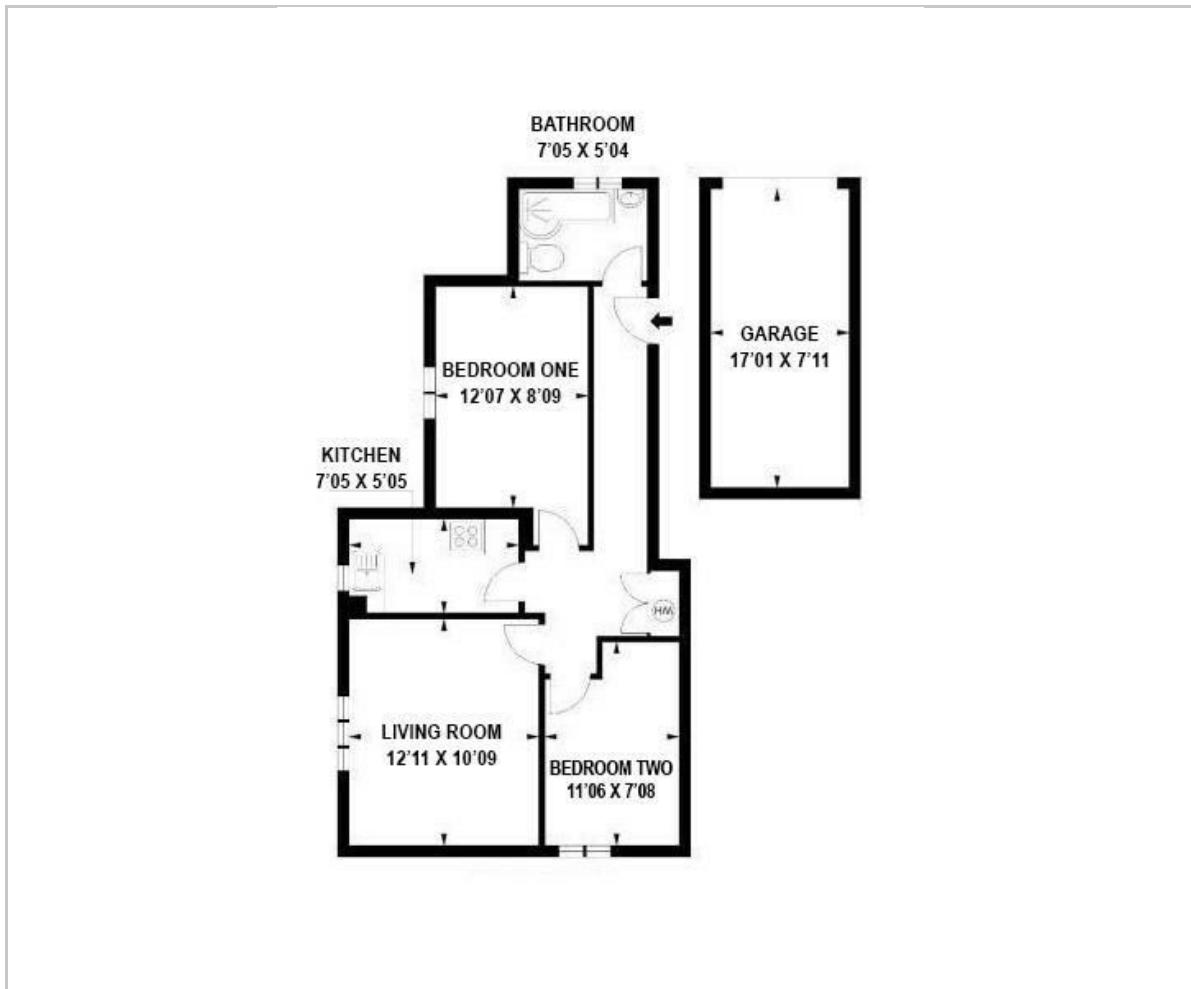
Bedroom One
Electric heater, fitted carpet, window to side aspect.

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



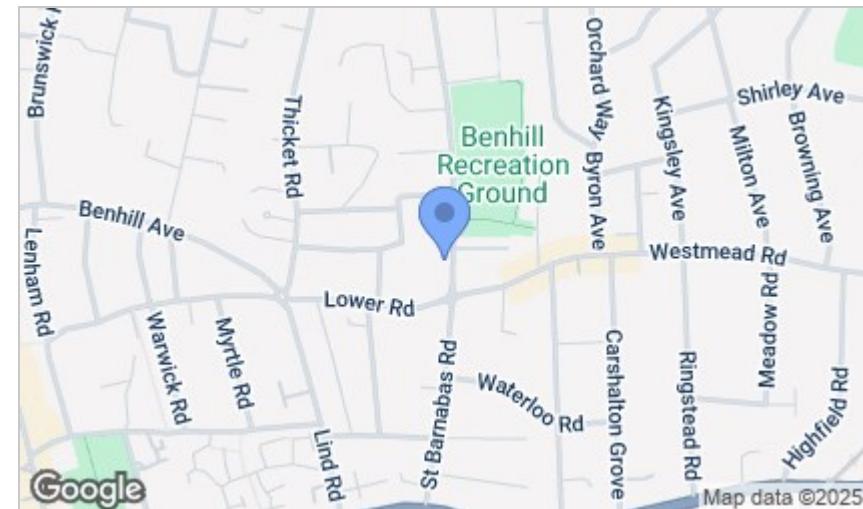
Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

58 Banstead Road, Surrey, SM5 3NL
Email: email@watsonhomesproperty.com Tel: 020 4537 3222
www.watsonhomesproperty.com

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	