

FOR SALE



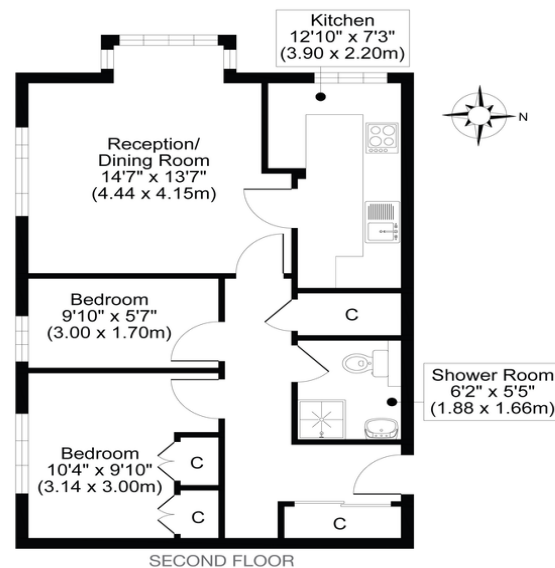
Benhilton Gardens, Sutton, SM1
“Guide Price of £275,000 - £280,000” Leasehold

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- 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

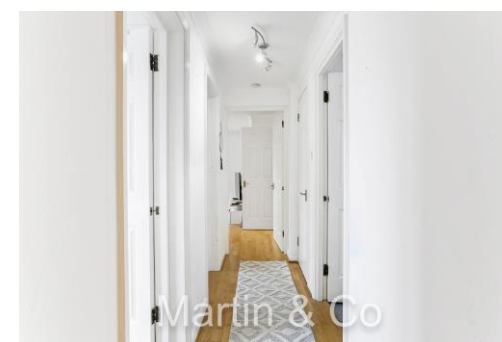
A well presented 2 BEDROOM 2ND FLOOR apartment with NO CHAIN, situated within this well-maintained private development off Angel Hill. Benefits include an extended long lease of 154 years remaining, allocated parking, visitor parking & rare Gas Central Heating in this development. Comprising a light & 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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