



Two Bedroom Apartment with no onward chain overlooking Benhiill Park

Benhill Road, Sutton, SM1 3RL, GUIDE PRICE £250,000-£265,000 Leasehold (104 years remaining)

BURN – AND – WARNE

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****GUIDE PRICE £250,000-£265,000 ****

***TWO BEDROOMS *NO ONWARD CHAIN**

***104 YEAR LEASE *ELECTRIC HEATING**

***GREAT POTENTIAL**

Oakview Apartment is a two-bedroom first floor apartment offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking to downsize. Excellent transport links are nearby, with Sutton Station approximately 0.6 miles away, providing regular Southern and Thameslink services into Central London. Carshalton and Carshalton Beeches stations are also close by, offering additional commuting options. Families are well catered for with several highly regarded schools nearby, including Manor Park Primary Academy, Sutton Grammar School, Greenshaw High School, St Philomena's Catholic High School for Girls, and Carshalton High School for Girls.

Key Features:

***Two Bedrooms**

***104 Year Lease**

***Electric Heating**

***No Onward Chain**

***1st Floor**

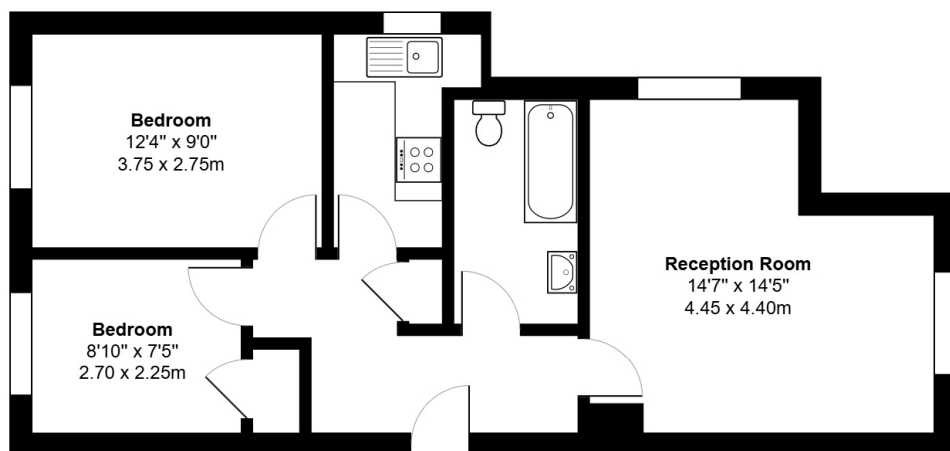
Additional benefits include, views overlooking Benhill Park, electric heating, The property benefits from a 104-year lease and a property which value can be added.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And







First Floor

Oakview Apartments, Benhill Road, Sutton, SM1
Approx. Gross Internal Area 566sq ft / 52.6sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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