



BENHILL WOOD ROAD, SUTTON, SM1
£297,000 SHARE OF FREEHOLD

A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH PRIVATE BALCONY SET WITHIN EASY REACH OF SUTTON TOWN CENTRE AND NUMEROUS TRANSPORT LINKS



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See things differently



AT A GLANCE

- 2 Double Bedrooms
- Living/Dining Room
- Spacious Kitchen
- Private Balcony
- Bathroom
- Long Lease
- Share of Freehold
- Secure Entry Phone System
- Well-Kept Communal Gardens
- Council Tax Band C
- EPC Rating C

DESCRIPTION

This spacious, Art Deco two double bedroom first floor apartment features a private balcony and resident's parking and is set within a walled development with surrounding well maintained shared gardens.

The property is situated within easy reach of Sutton town centre, which offers a host of amenities including shops, restaurants, cafés and great transport links. In fact, there are three train stations within a mile of the property, with the closest being Sutton Common.

Several well-regarded schools are close by including All Saints Benhilton CofE Primary School, Greenshaw High School, Sutton Grammar School and Nonsuch High School for Girls.

The accommodation comprises an entrance hall with storage cupboard, a good-sized kitchen which leads onto the private balcony, a large living room with space for dining table and chairs, two double bedrooms and a family bathroom. The property has been recently decorated throughout and includes new carpets and flooring.

No onward chain.

Lease and related information:

The vendor has provided the following information:

- A 999 year lease was granted in 2005, meaning it has approximately 980 years remaining.
- Being share of freehold, ground rent is peppercorn.
- The service and maintenance costs are approximately £2160 per annum.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

Kitchen - 10' x 8'10" max (3.05m x 2.7m max)

Balcony

Living Room - 14'10" x 14'3" max (4.52m x 4.34m max)

Bedroom - 13' x 11'7" max (3.96m x 3.53m max)

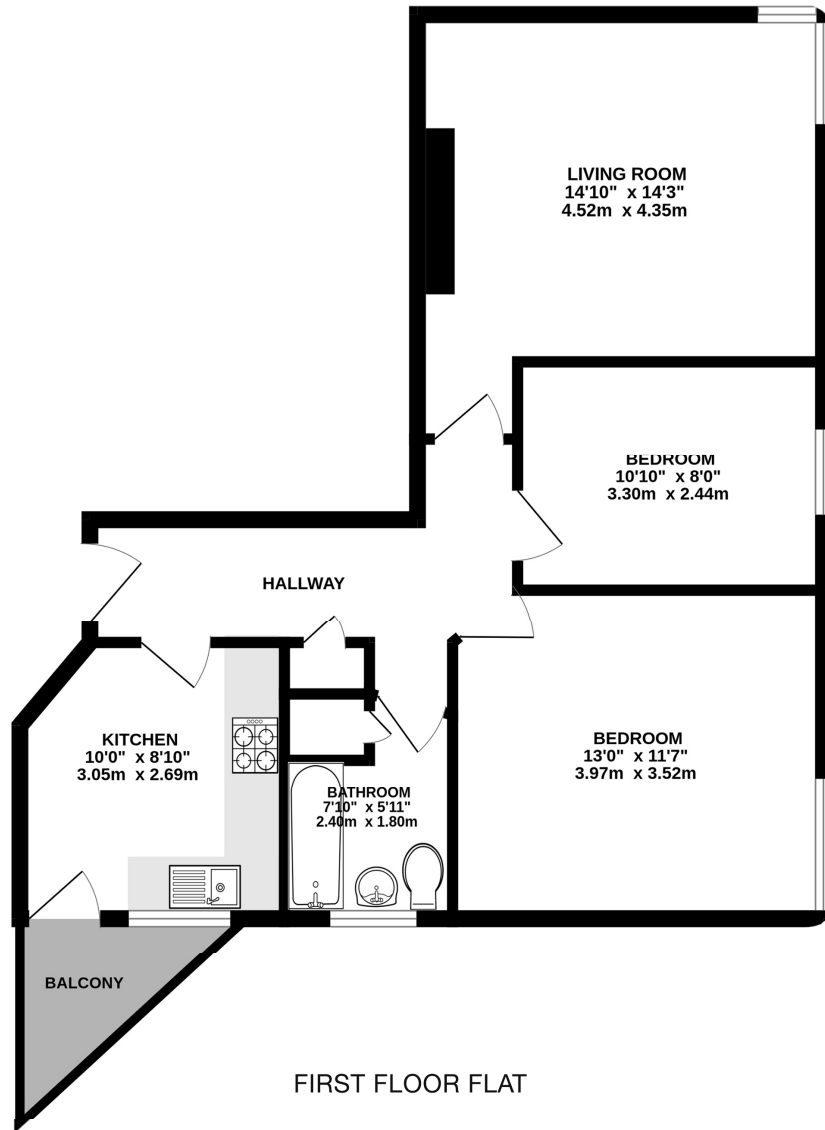
Bedroom - 10'10" x 8' max (3.3m x 2.44m max)

Bathroom - 7'10" x 5'11" max (2.4m x 1.8m max)



Benwood Court, Benhill Wood Road, Sutton SM1 3SS

INTERNAL FLOOR AREA (APPROX.) 640 sq ft/ 59.4 sq m



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

