



Flat 7 Oakview Apartments, 12 Benhill Road, Sutton, SM1 3RL | Guide Price £180,000

A spacious ground floor studio apartment with an allocated parking space and private entrance, overlooking Benhill Recreation Ground. Sutton town centre offers comprehensive shopping and leisure facilities whilst locally there are a number of smaller shopping parades and bus routes. No Chain.

ENTRANCE HALL

LIVING ROOM/BEDROOM 17' 5 " x 14' 4" (5.31m x 4.37m) Narrowing to 9'5" (2.84m)

KITCHEN 9' 1" x 5' 1" (2.77m x 1.55m) Plus recess

BATHROOM

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

BIKE SHELTER

NO CHAIN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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