



Coopers The maltings, beaumont drive



# The Maltings, Beaumont Drive £1,990 pcm

Step into a superb two-bedroom, two-bathroom apartment in the highly sought-after KT4 area—a home designed for comfort, convenience, and contemporary style. With an impressive internal space of 71 sq m, this property offers the perfect blend of functionality and elegance. Positioned on the upper floors of a recently built development, residents enjoy the benefit of lift access, ensuring effortless movement throughout the building.

The apartment is presented unfurnished, giving you the freedom to create a space that reflects your personal taste. The heart of the home is a generous open-plan living area, bathed in natural light and flowing seamlessly onto a private balcony. Here, you can relax and take in serene views of parkland and a dedicated wetlands area—bringing nature right to your doorstep.

Two well-proportioned double bedrooms provide flexibility for sharers or families, complemented by two modern bathrooms for added convenience. Energy efficiency is a priority, with electric heating, double glazing, and a commendable EPC rating of C. Beyond the apartment itself, residents enjoy exclusive access to a private gym, while allocated parking ensures hassle-free travel for drivers.

The KT4 neighbourhood is renowned for its peaceful atmosphere, leafy surroundings, and excellent transport links. Whether you're exploring local eateries, enjoying green spaces, or commuting with ease, this address offers everything you need for a balanced lifestyle.

## Key Features

- Two double bedrooms and two bathrooms
- Open-plan living with private balcony
- Lift access and allocated parking
- Exclusive residents' gym
- EPC rating: C | Council Tax Band: D

Available from January 2026, with a deposit of £2,236. Don't miss the chance to make this exceptional apartment your new home—contact us today to arrange a viewing.







## Guide price £1,990pcm

Local authority: Sutton

Council tax band: D

Size: 71sq/m

Available from: 10th January

Deposit: £2236

Holding deposit: £4047.20

Reference: 18MSP201125

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



