



BENHILL WOOD ROAD, SUTTON, SM1
£280,000 LEASEHOLD

**A CHARACTERFUL, ART DECO, TOP FLOOR, TWO
BEDROOM APARTMENT WITH BALCONY SET
WITHIN EASY REACH OF SUTTON TOWN CENTRE**

Winkworth

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See things differently



AT A GLANCE

- 2 Bedrooms
- Entrance Hall
- Living/Dining Room
- Kitchen
- Bathroom
- Communal Gardens
- Garage
- Secure Entry Phone System
- Top Floor Apartment
- Council Tax Band C
- EPC Rating D

DESCRIPTION

This well presented, Art Deco two bedroom, top floor apartment is set within a walled development and undoubtedly offers something different in terms of charm and character.

The property benefits from a convenient location, within easy reach of Sutton town centre which offers a host of amenities including the St Nicholas shopping centre. There are numerous bars and restaurants to choose from, along with great transport links. In fact, there are three mainline rail stations within a mile, with the closest being Sutton Common.

The property offers good sizes throughout and features a spacious living / dining room, two double bedrooms, the family bathroom and a good sized kitchen which opens onto a small private balcony.

Outside, there are well maintained shared outside gardens along with residents parking.

The current owner has advised the property benefits from an end garage en bloc, double glazing, a secure entry phone system, gas central heating and hallway storage.

Lease and related information:

The vendor has provided the following information:

- A 125 year lease was granted in 1998 for Flat 35 and Garage 12, meaning it has approximately 101 years remaining.
 - Service and maintenance costs are approximately £1800 per annum.
 - Ground rent costs are approximately £100 per annum.
 - These points should all be checked and verified by your conveyancer/solicitor.
- No onward chain.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 17'10" x 11'6" max (5.44m x 3.5m max)

Kitchen - 11'9" x 9'1" max (3.58m x 2.77m max)

Bedroom - 13'7" x 11'8" max (4.14m x 3.56m max)

Bedroom - 10'4" x 8'8" max (3.15m x 2.64m max)

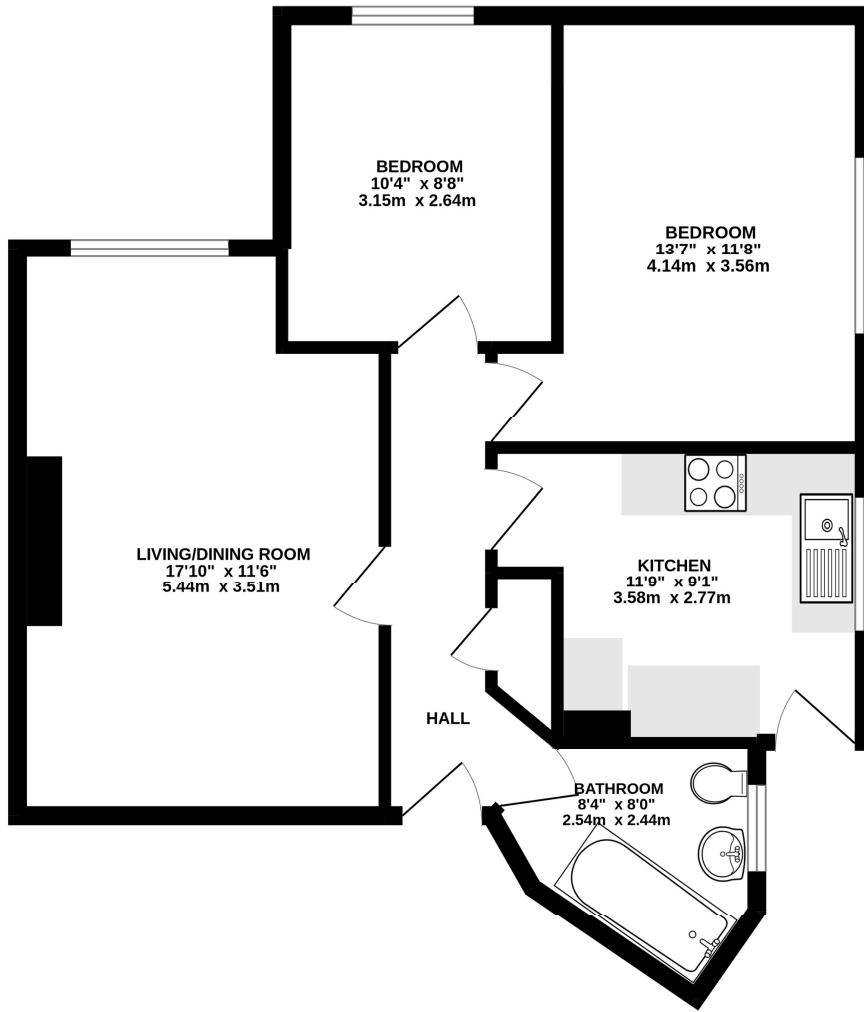
Bathroom - 8'4" x 8' max (2.54m x 2.44m max)

Council Tax Band C



Benwood Court, Benhill Wood Road, Sutton SM1 3SS

INTERNAL FLOOR AREA (APPROX.) 630 sq ft/ 758.5 sq m



SECOND FLOOR FLAT



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 © 2022.

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 | | 80 |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

