



Montana Gardens

Sutton, SM1 4FP

Asking price £315,000

Sold with no onward chain! Highly sought after Two double bedroom top floor apartment set within private residential development with secure allocated under ground parking. Benefiting internally from a spacious living room with Juliette balcony and stunning panoramic views, Modern integrated kitchen with excellent storage, food preparation space and serving hatch to lounge. Both bedrooms have fitted wardrobes and are triple glazed. The newly decorated bathroom features a bath with shower above, heated towel rail and new extractor fan system. Complimenting this must see apartment is a brand new immersion heater, loft access, entry phone system, ample visitor parking and a very long lease.

- Top floor apartment
- Bright & spacious accommodation
- "L" shaped living room with panoramic views
- Modern Kitchen & Bathroom
- Two double bedrooms with triple glazing
- Private loft access
- Private allocated undergound parking
- Coveted development
- Easy access to Sutton train Station & High St.
- No onward chain!

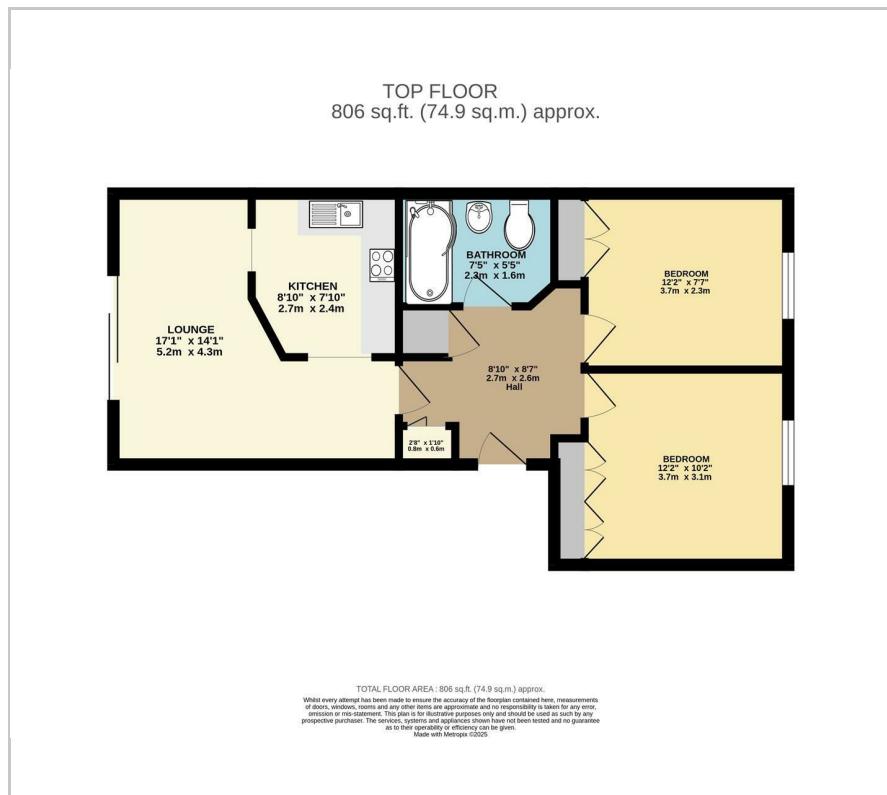
Viewing

Please contact our Newkeys4me Estate Agent Office on
02086439490

if you wish to arrange a viewing appointment for this property or
require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	76	80
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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