



A well-presented two double bedroom lift serviced apartment in South Sutton

Cavendish Road, Sutton, Surrey, SM2 5EY, £235,000 Leasehold

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk

***TWO BEDROOMS *FIRST FLOOR *LIFT
SERVICED *SOUTH SUTTON *RETIREMENT
APARTMENT *106 YEAR LEASE *ELECTRIC
HEATING *RESIDENTS PARKING.**

A spacious and well-presented two double bedroom retirement apartment situated on the first floor of the sought-after Hampton Lodge development. Ideally located close to Sutton town centre, offering convenient access to a wide range of local amenities, shops, and excellent transport links into London.

This purpose-built retirement property provides comfortable and secure living for over-60s, with the added benefit of a friendly community atmosphere and on-site facilities including communal lounge area and on-site warden. The living room is 26'5 x 10'6, bedroom 1 is 19'6 x 9'2, bedroom 2 is 19'6 x 9'2 with built-in-wardrobes. there is a modern fitted kitchen, a modern fitted shower room. Additional benefits include electric heating, 106 year lease, well maintained communal gardens with outside seating areas, and residents parking (non-allocated).

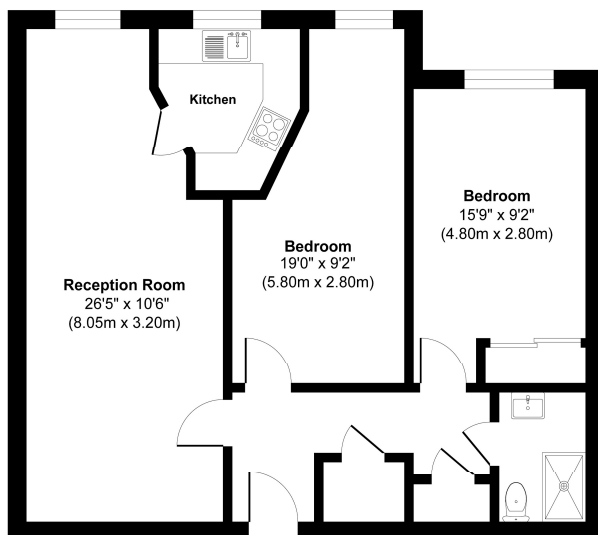
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn and Warne Office.

Telephone: 020 8642 1234.







First Floor

Hampton Lodge, 15 Cavendish Rd, Sutton SM2

Approx. Gross Internal Area 757 sq. ft / 70.30 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.
Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk