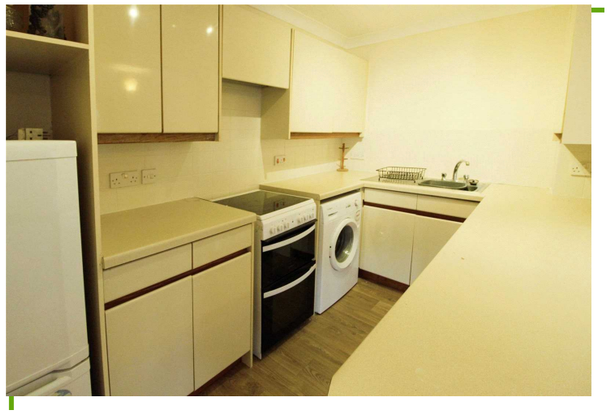
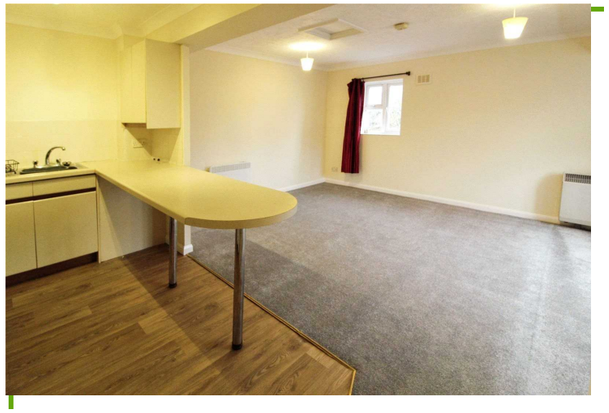
















Flat 13 Melford Court, 3-5
Cavendish Road, Sutton, Surrey,
SM2

Asking Price: £275,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Flat 13 Melford Court, 3-5 Cavendish Road, Sutton, Surrey, SM2

Asking Price: £275,000 Tenure: Leasehold

Council Tax Band: D
EPC Rating: C
Local Authority: Sutton Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A two-bedroom first floor flat situated in a sought-after residential area of Sutton, offered to the market with no onward chain. This bright property provides an excellent opportunity for first-time buyers, investors, or commuters looking for convenience and comfort.

The accommodation comprises a spacious open-plan kitchen and living area, creating a sociable and versatile space ideal for both everyday living and entertaining. The property also features two well-proportioned bedrooms and...

Bathroom
7'9" x 7'5" (2.36m x 2.26m)

Bedroom 1
14'8" x 9'7" (4.47m x 2.92m)

Bedroom 2
10'5" x 8'5" (3.18m x 2.57m)

Kitchen/ Living room
17'7" x 11'2" (5.36m x 3.4m)

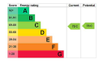
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All Measurements
All Measurements are Approximate.

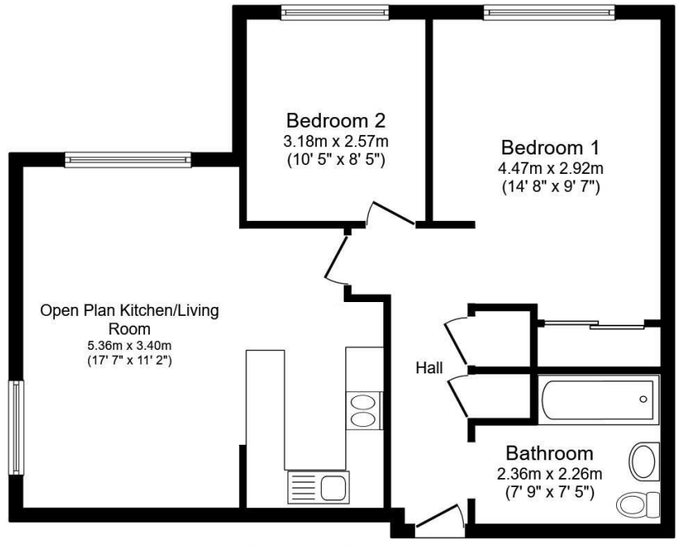
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floor Plan
Floor area 69.6 m² (749 sq.ft.)

TOTAL: 69.6 m² (749 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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