



Lift serviced two bedroom retirement apartment offered with no onward chain

Cavendish Road, Sutton, SM2 5GN, £200,000 Leasehold (100 years remaining)

BURN – AND – WARNE

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. A chain free two-bedroom retirement apartment set within the highly sought-after Lavender Court development on Cavendish Road in Sutton.

This bright and generously proportioned property features a spacious 16'9 x 11'2 lounge/dining room, a well-appointed fitted kitchen, two comfortable bedrooms, and a contemporary shower room.

Designed with independent living in mind, the apartment is equipped with an emergency pull-cord system and lift access to all floors, offering both convenience and peace of mind.

Residents benefit from a range of excellent communal facilities, including a welcoming residents' lounge, well-maintained landscaped gardens, on-site laundry facilities, and a guest suite for visiting friends and family—creating a friendly and supportive community atmosphere.

Key Features:

Two-bedroom retirement apartment (over 60s)

Spacious 16'9 x 11'2 lounge/dining room

Lift access to all floors

Residents' lounge and communal facilities

Guest suite available for visitors

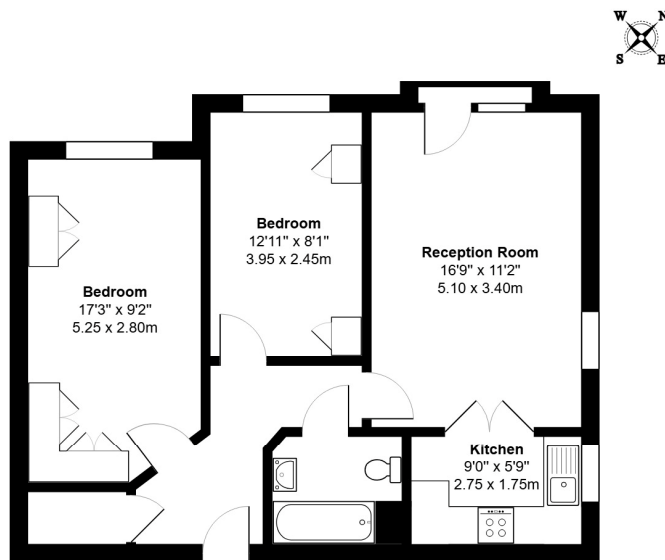
Well-maintained, professionally managed development

Prime location close to local amenities

No onward chain







First Floor

Lavender Court, 6 Cavendish Rd, Sutton SM2
Approx. Gross Internal Area 661sq ft / 61.4sq 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 shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 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.



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