

FOR SALE



Cedar Road, Sutton, SM2
£1300 PCM

MARTIN&CO

Date available: 23/10/2023

Deposit: £1500

Unfurnished

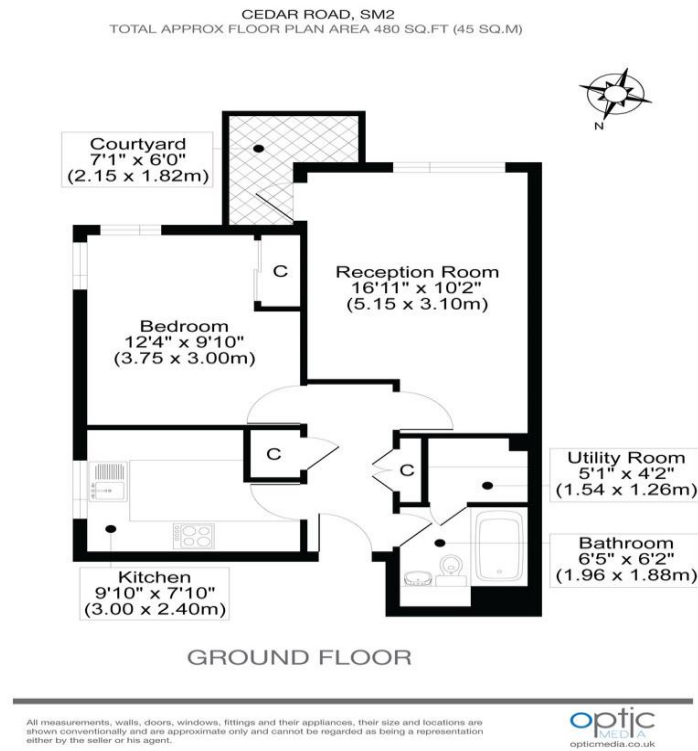
Council Tax band: C = £1,820.78 pa

- EXTENSIVELY REFURBISHED
- 1 BEDROOM GROUND FLOOR FLAT
- LIVING/DINING ROOM
- SEPARATE MODERN KITCHEN
- LUXURY BATHROOM & UTILITY
- BALCONY ONTO COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- ENTRY PHONE SECURITY
- VACANT
- NO CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

NO CHAIN. FULLY REFURBISHED 1 bedroom ground floor flat near Sutton Town Centre & Sutton Station. Comes with allocated & visitor parking, a lovely walk-out balcony providing a seating area & access onto communal gardens. Having just undergone extensive renovation now boasting a luxury fitted kitchen and bathroom, must be seen internally.

Situated in a popular private block on Cedar Road, easy walking distance to all the amenities locally in Sutton. Benefits from Gas Central Heating. EPC Band D. Sutton Council Tax band C = £1,820.78 pa. KEYS HELD. SOLE AGENT.



Martin & Co Croydon

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.