



**Price**

**£150,000**

**Leasehold**

1x  1x  1x 

**Forest Dene Court,  
Cedar Road, Sutton,  
Surrey, SM2**



**cubitt & west**  
Helping you move forwards



## Main features

- Retirement flat within easy walking distance of Sutton station
- Local shops and amenities just minutes away
- Warden assisted with lift service
- No onward chain to wait for
- Good condition and ready to move in to

## Accommodation

### FIRST FLOOR

#### Entrance Hall

**Lounge:** 18'1 x 10'1 (5.52m x 3.08m)

**Kitchen:** 7'6 x 7'5 (2.29m x 2.26m)

**Bedroom :** 14'9 x 8'7 (4.50m x 2.62m)

#### Shower Room

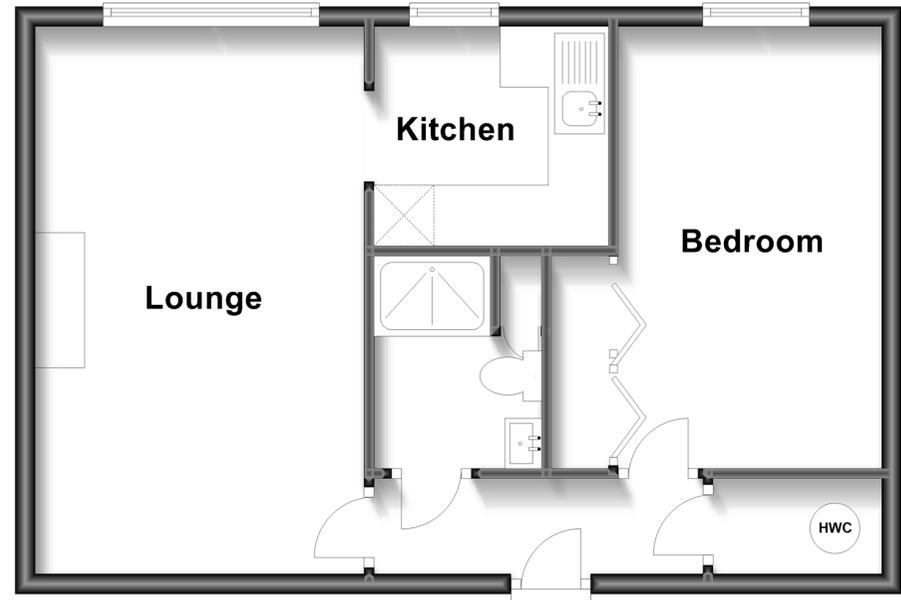
### OUTSIDE

**Residents Permit Parking**

**Communal Garden**

## First Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



**Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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