



**Price**

**£120,000**

**Leasehold**

1x  1x  1x 

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

**cubitt & west**  
Helping you move forwards



## Main features

- Ready to move into chain free home
- Located in South Sutton moments away from local Station and High Street
- Communal Areas ideal for socialising with residents
- Ample storage throughout for added convenience
- Allocated Parking Space

## Accommodation

### SECOND FLOOR

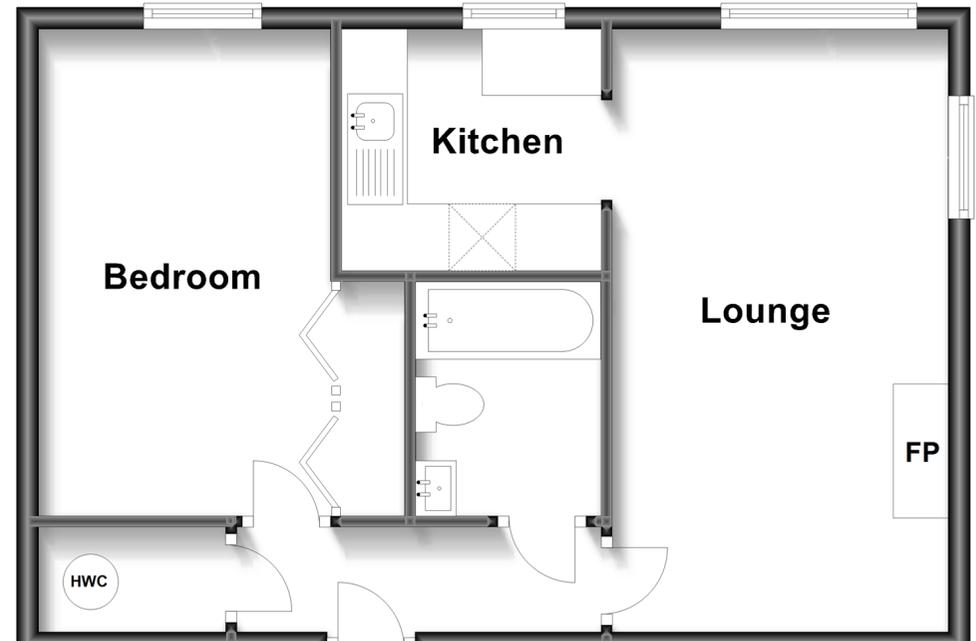
Entrance Hall  
 Lounge: 22'4 x 15'11 (6.81m x 4.85m)  
 Kitchen: 12'3 x 7'2 (3.74m x 2.19m)  
 Bedroom : 16'5 x 14'2 (5.01m x 4.32m)  
 Bathroom : 8'9 x 7'7 (2.67m x 2.31m)

### OUTSIDE

Residents Permit Parking

## Second Floor

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



Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://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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