



Ashdown Court, 30 Cedar Road, Sutton

The **PERSONAL** Agent

Offers In Excess Of £275,000 Leasehold

- 0.3 of a mile from Sutton Station
- 6 minute walk to shops & train
- Two bedrooms
- Second floor apartment
- Generous living room
- No ongoing chain
- Resident's parking
- 92 year lease
- £250 per annum ground rent
- £1700 a year service charge

The Personal Agent are proud to present this two bedroom second floor purpose built apartment that benefits further from no ongoing chain.

Situated in a highly convenient location for Sutton railway station, the local amenities and town centre. The accommodation comprises of an entrance hallway with entry phone system, living/dining room, kitchen with appliances, two bedrooms and a bathroom suite with a shower attachment over the bath.

Outside there is ample communal parking and a small communal garden.



The apartment boasts well proportioned rooms throughout, immediately apparent as you enter the living / dining area, which links through to the kitchen offering ample worktop space.

Off the hallway there are two useful storage cupboards, which then leads onto the two bedrooms that can both hold double beds, as well as the family bathroom.

Outside there are well maintained communal gardens and ample resident's parking spaces.

Within easy walking distance of Sutton town centre

with its excellent shopping facilities, bars and restaurants, it would be hard to find a better blend of convenience and practicality that this home offers in abundance. Sutton mainline station is also within 0.30 of a mile with fast and frequent rail services to London termini.

By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private, many of which are within close proximity or at the very least easily walkable from this property.







Second Floor

Ashdown Court, Cedar Road, Sutton

Total Area: 56.5 m² ... 608 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, 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 error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

The
PERSONAL
Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01372 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

