

# Butler's

thoughtful estate agency



Cavendish Road  
Sutton, SM2 5FY

Offers over £475,000





## Cavendish Road

Sutton, SM2 5FY

A must view! Quinn Lodge is a prestigious, recently built apartment that offers incredible space and benefits like no other property around. You'll be amazed sitting in your large living/dining room that doesn't just have enough room for you to sit back and relax, but also has ample room for you to entertain in, whether that be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. What's more, the room has access to a patio area which offers an excellent degree of privacy. So, what about the rest of the property? Well you'll certainly not be disappointed with the stunning kitchen that has more than enough space to cook up a storm in, which makes up part of the sociable open plan living space. When it's time to catch up on some rest, we'll bet that you'll have an amazing nights sleep in your large master bedroom that is a sanctuary of style and peace which even benefits from having integrated wardrobes and even has it's own en-suite. There is also a second bedroom which is a fantastic double size, and one which is perfect for your kids or friends when they stay, and is certainly big enough for you to also set up your home office in. All the rooms are served by a modern bathroom that you can really chill out and relax in after a hard day of Teams calls! Outside, this wonderful block is incredibly well-maintained with the apartment also boasting allocated residents parking. Lastly we have to mention the location. Situated in South Sutton, you are incredibly close to Sutton Mainline station and the high street, offering fabulous shopping & amenities. And how can we not mention the schools? If needed, the kids will benefit from some of the finest education in the country!







## GROUND FLOOR

Hallway

Living/Dining Room Area  
15'11 x 12'8 (4.85m x 3.86m)

Kitchen Area  
14'11 x 6'3 (4.55m x 1.91m)

Bedroom  
12'6 x 11'8 maximum (3.81m x 3.56m maximum)

En-Suite  
7'3 x 5'2 (2.21m x 1.57m)

Bedroom  
11'8 x 9'2 (3.56m x 2.79m)

Bathroom  
7'7 x 6'3 (2.31m x 1.91m)

## OUTSIDE

Allocated Parking

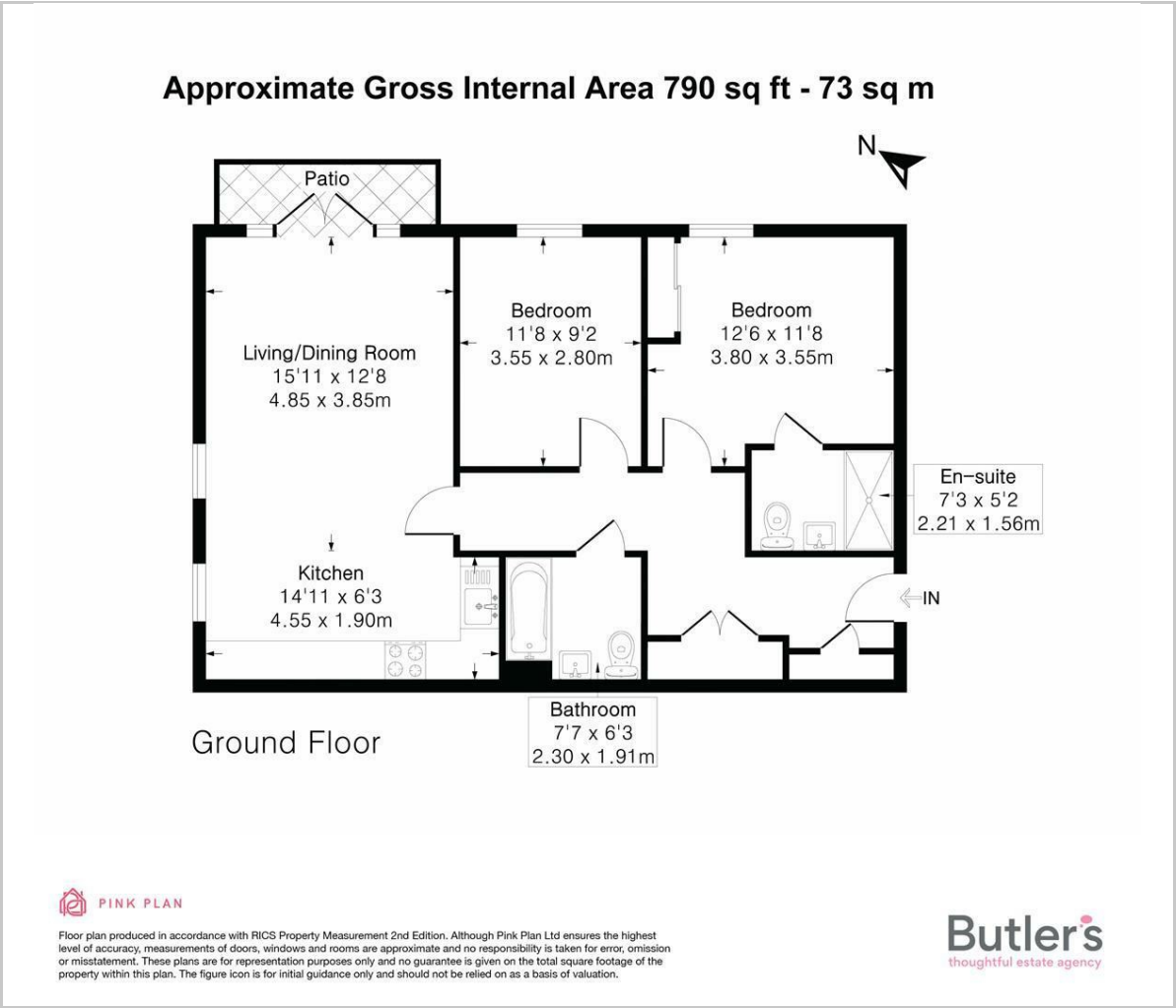
Patio Area

Communal Grounds





Floor Plan

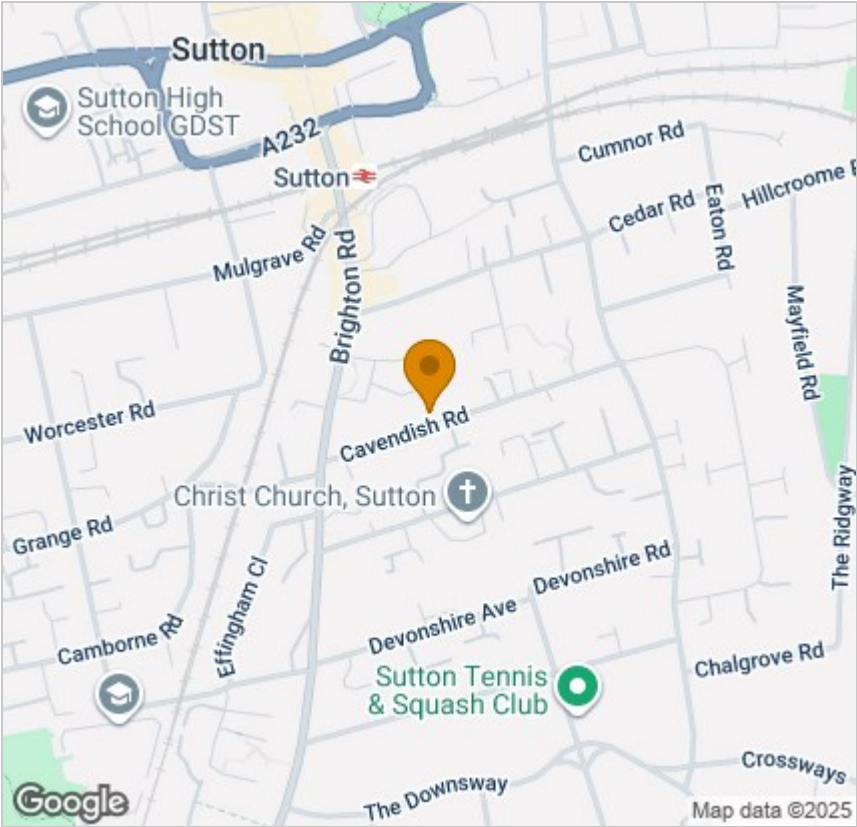


Viewing

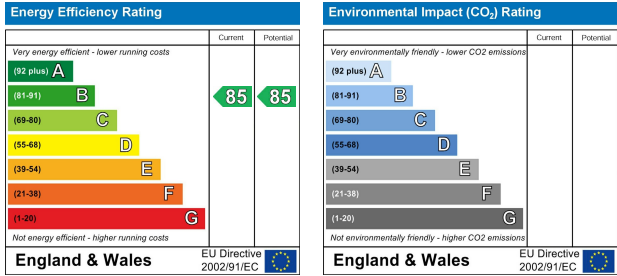
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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