

# Butler's

thoughtful estate agency



Cavendish Road  
Sutton, SM2 5EY

Guide price £200,000



# Cavendish Road

Sutton, SM2 5EY

GUIDE PRICE £200,000 - £225,000. COMPARATIVELY LOW MAINTENANCE CHARGES & NO ONWARD CHAIN. Located in one of the most premium and sought-after retirement developments in Sutton, this second-floor, lift serviced apartment is in fantastic condition and is perfect for modern social living for the over 60's.

Location wise, you are positioned on a quiet road in South Sutton, yet on the doorstep of a huge number of local shops, medical centers, recreational clubs, theaters and excellent transport links getting you into the city in around half an hour. Having been built around 19 years ago, the property is in excellent condition and represents fantastic value when compared to other similar proprieties.

Inside the apartment, the lounge/diner is larger than you would expect, being incredibly light and airy with large windows flooding the room with light. Adjacent to the dining area, is an impeccable kitchen with all the space and appliances you could ever need, in case you fancy cooking for yourself. When it's time to catch up on some sleep, there are not one, but two generous double bedrooms, one with large integrated wardrobes and the other with ample room for them. Finishing off the internal accommodation is a lovely shower room serving the apartment, along with additional storage offered in the hallway cupboard.

Outside, well-kept communal grounds are located to the rear of the block and provide a private place for you to relax in. Inside the building for the residents, there is also a communal lounge, kitchen area and a guest suite and laundry room.

Along with the huge additional benefit of an on-site house manager & 24 hour assistance alarms, in our opinion this apartment truly represents the best value currently available to buy in the area for age-restricted properties.





## SECOND FLOOR

### Hallway

Living/Dining Room  
23' x 10'2 (7.01m x 3.10m)

Kitchen  
9'1 x 7'7 (2.77m x 2.31m)

Bedroom  
19'8 x 9'6 (5.99m x 2.90m)

Bedroom  
14'5 x 8'8 (4.39m x 2.64m)

Bathroom  
6'7 x 5'8 (2.01m x 1.73m)

## INTERNAL FACILITIES

Residents Lounge Area

Laundry Room

Guest Suite

## EXTERNAL FACILITIES

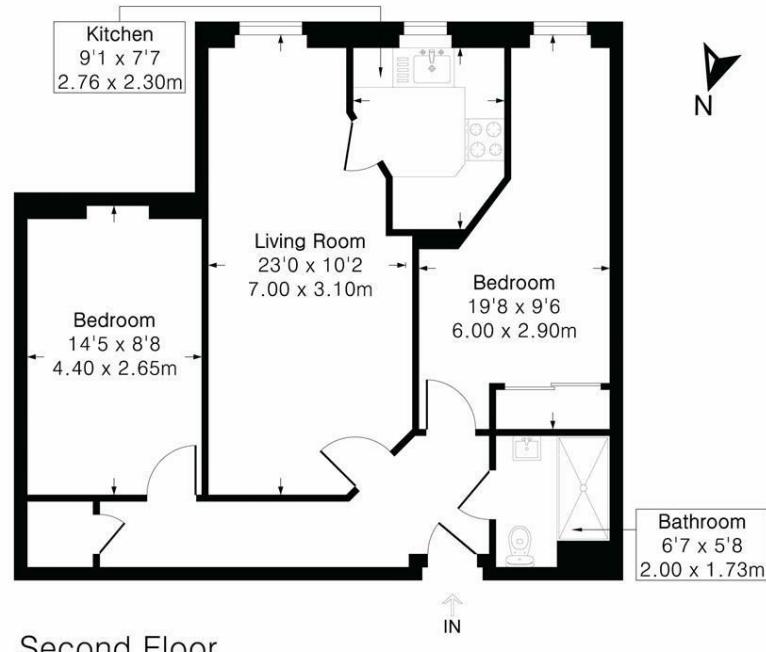
Residents Parking

Communal Garden

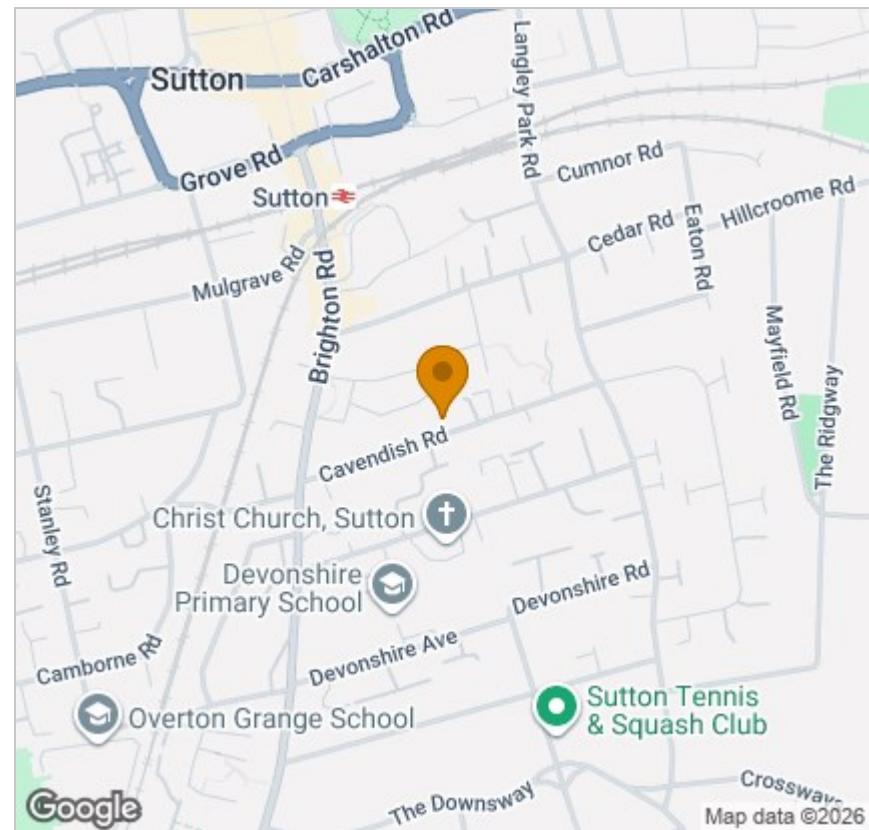


## Floor Plan

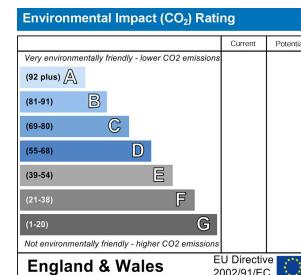
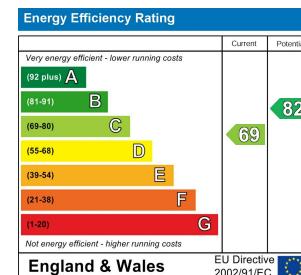
**Approximate Gross Internal Area 692 sq ft - 64 sq m**



## Area Map



## Energy Efficiency Graph



## 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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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