



Lavender Court

LAVENDER COURT  
ENTRANCE

LAVENDER COURT  
PRIVATE CAR PARK

5

Lavender Ct, 6 Cavendish Rd, South Sutton,  
Guide Price £180,000 - Leasehold

WILLIAMS  
HARLOW

























Williams Harlow Cheam - Over 60's, this ground floor apartment is an ideal location for Sutton train station and town centre. Found within a modern block with pretty grounds, parking and an entry phone system, the flat offers easy and secure living for suitable buyers. Offered without an onward chain its ready to view immediately.

### Outdoor Space

With parking to the side of the block and pretty communal gardens which lead around the development, entry phone system and always a welcoming resident around, the property is well received and practical.

### The Property

Once through the communal door, the flat is located on the ground floor. Internally the accommodation comprises of hallway, large bedroom, lounge, kitchen, shower room and storage. Its possible you may wish to freshen up the decor but the property is mostly neutral colours. Additionally within the development there is support for residents from the communal laundry room and reception room. If you wish to mingle with other residents you can.

### The Area

Located on the most favourable side of Sutton town centre, which is famed for its large mansion type property, you can walk into Sutton town centre for its many shops, restaurants and banks. Additionally, if you are of age, you can use your freedom pass to travel into Central London via Sutton trains station and the short walk between the two simplifies and extends any such visits. Local buses are abundant.

### Why You Should Buy

Over 55's type property always offer excellent value for money. With all concerns covered; security, everyday needs, and the feeling of complete independence, you and your family will feel reassured. Additionally the ability to live within a hop from all the shops you will need for everyday life is welcome.

### Local Transport

Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton circa 32 mins) to Epsom (Circa 10 mins) and Horsham (Circa 47 mins). Thames Link Sutton to St Albans via City (Circa 44 Mins).

Buses -

80 - Belmont via Sutton to Morden Tube.

164 - Sutton to Wimbledon

280 - St Georges Tooting to Belmont via Sutton

N44 - Trafalgar Sq. to Sutton

S1 - Barnstead to Mitcham via St Holier Hospital

S3 - Belmont to New Malden via Sutton

### Features

One Bedroom - Ground Floor - Parking - Entry Phone System  
- Laundry Room - Communal Room - Over 60's Only -  
Communal Gardens

### Benefits

No Onward chain - Walking Distance to Sutton - Lots Of Local  
Buses - Friendly Development - Spacious Rooms

### EPC AND Council Tax

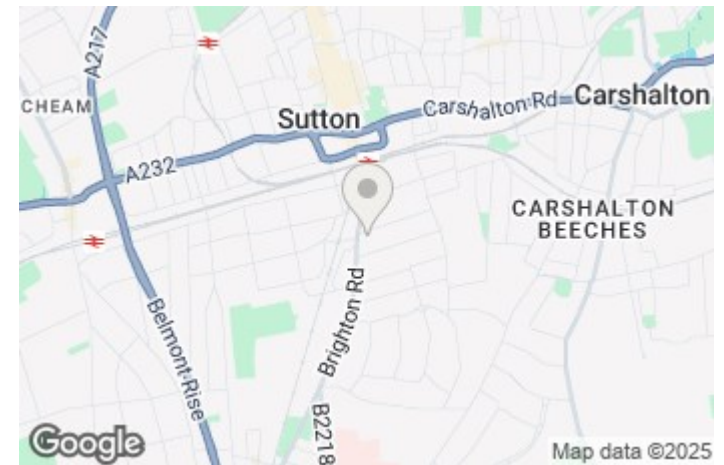
B and C

### Lease Costs

102 Yrs to Run - Maint £2470 PA, GR £365 PA

### Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.





Cheam Office

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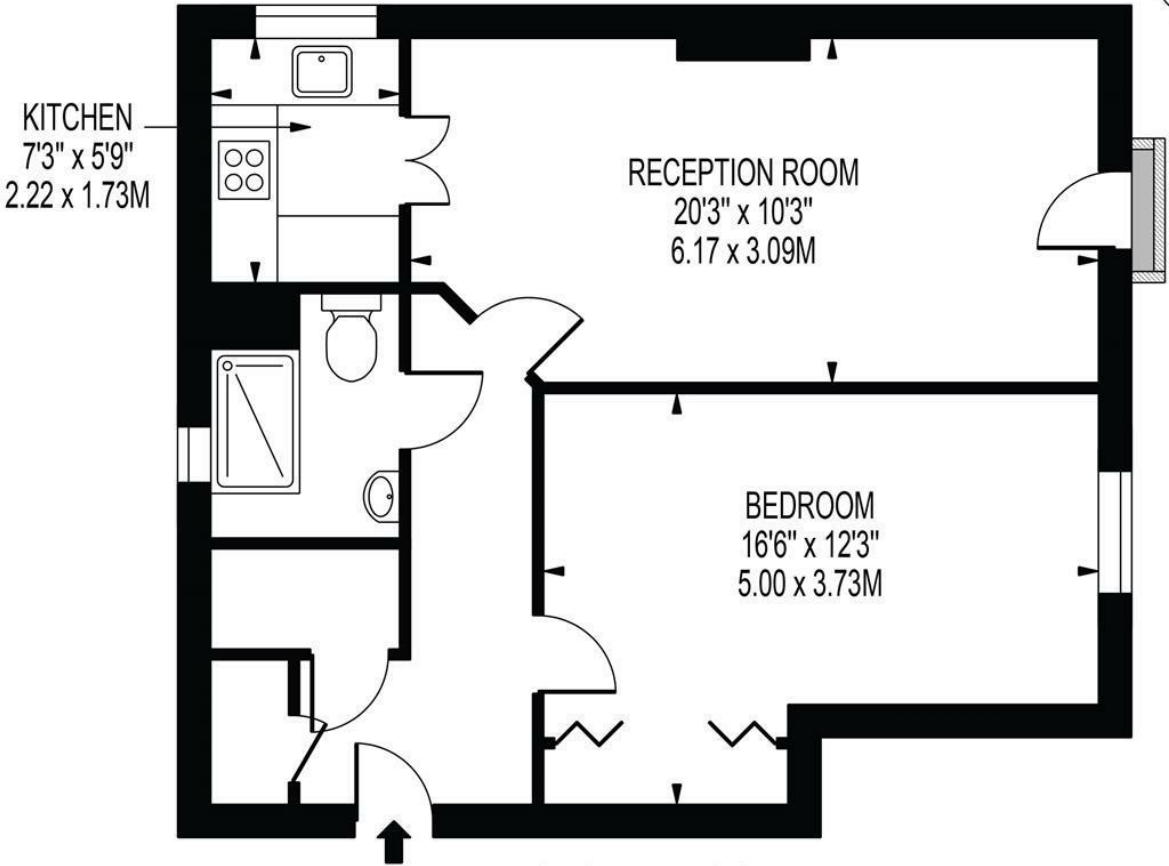
[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

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# LAVENDER COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 567 SQ FT - 52.68 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	86
England & Wales		
EU Directive 2002/91/EC		

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