

mi-move

— MOVING MADE EASY



Cavendish Road, Sutton

£169,950

This is a quality top floor one bed roomed purpose built retirement flat with a bright and spacious south facing lounge/diner with a modern fitted kitchen, bedroom with fitted wardrobes and a modern bathroom. It is offered for sale in very good internal condition throughout. The property is situated close within walking distance of Sutton station and the local restaurants and shops around it.

Entry to the block is secure and the communal entrance hall leads to a lounge area for the use of all Lodge residents with seating, feature fireplace and kitchenette and also the Manager's office. There is a communal laundry room and both lifts and stairs to the third floor and the private entrance to the flat

The entrance hall has a walk in storage room and the main Careline emergency alarm system unit. A glazed door leads into the spacious south facing lounge/diner with a feature fireplace and mantle and a further glazed door to the kitchen which is fitted with a range of wall and base units with an integrated electric oven and ceramic hob and also with integrated and separate undercounter fridge and freezer.

The bedroom has fitted a mirror fronted double wardrobe and a study area. The bathroom is fitted with a shower unit and there is a washing machine to avoid the need to use the laundry room.

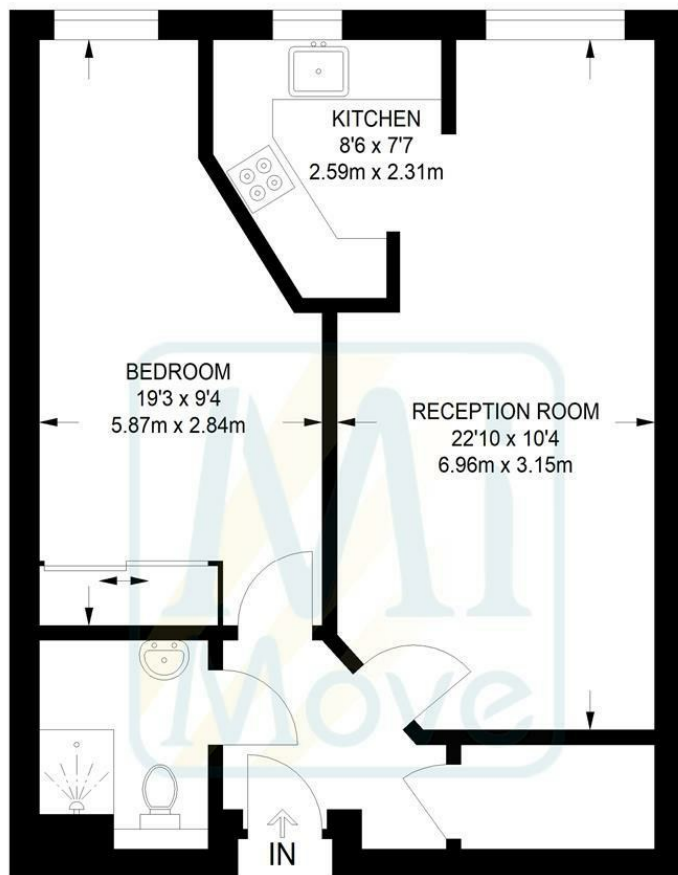
The property has full double glazing and Economy 7 central heating and there is off street parking in the communal grounds and an attractive garden area.

The Lodge Manager is onsite for assistance every weekday. The property being sold on a leasehold basis with 108 years remaining unexpired. Service charges and ground rent combined are £2,684 per annum and this includes water rates and buildings insurance.

Under S21 of Estate Agents Act 1979 we give notice that the property is being sold by a family member of a director of Mi-Move Limited.





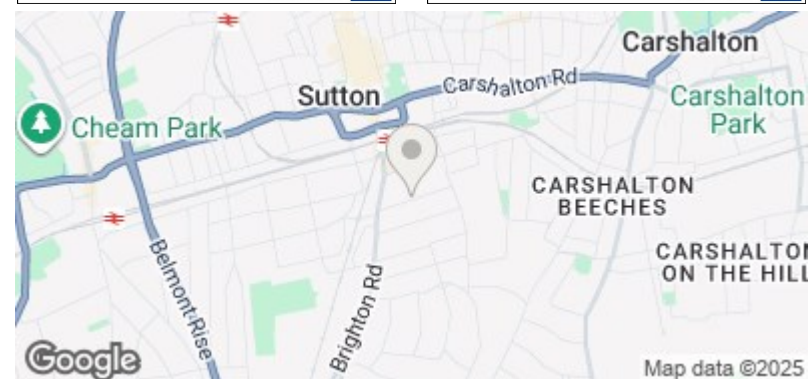


THIRD FLOOR
539 SQ FT / 50.1 SQ M



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Mi-Move Limited, 6 Sutton Plaza, Sutton Court Road, Sutton, Surrey SM1 4FS

Phone: 020 3538 0558 **Email:** info@mi-move.com **Web:** www.mi-move.com

Registered in England No: 07979632 **VAT No:** 132 0989 20

