



Cromwells

KINGSMEAD
LODGE

Kingsmead Lodge, 50 Cedar Road, Sutton, Surrey, SM2 5AH
Guide Price £250,000

A bright and spacious one bedroom First Floor flat, situated in a popular private block on Cedar Road, within easy walking distance to Sutton Mainline Station with its excellent services into London & Sutton Town Centre offering an array of shops, restaurants and bars. The property also benefits from Gas Central Heating, a very long lease and SHARE OF THE FREEHOLD.



***NO CHAIN - SHARE OF FREEHOLD - 900+ YEAR LEASE**
***Excellent Storage & Extra Utility Space**
***Balcony & Communal Gardens**
***Allocated Parking Space**

Entrance

Hallway, carpeted, door leading

Living Room

Carpeted, radiator, large window and door to small balcony

Bedroom - 12' 2" x 9' 10" (3.71m x 2.99m)

Carpeted, radiator, built on cupboard, corner window



Kitchen - 7' 10" x 9' 10" (2.39m x 2.99m)

Wood effect flooring, ample worktops with cupboards and drawers below, wall mounted cupboards, integrated oven and hob with extractor fan above, boiler, double glazed window.

Bathroom

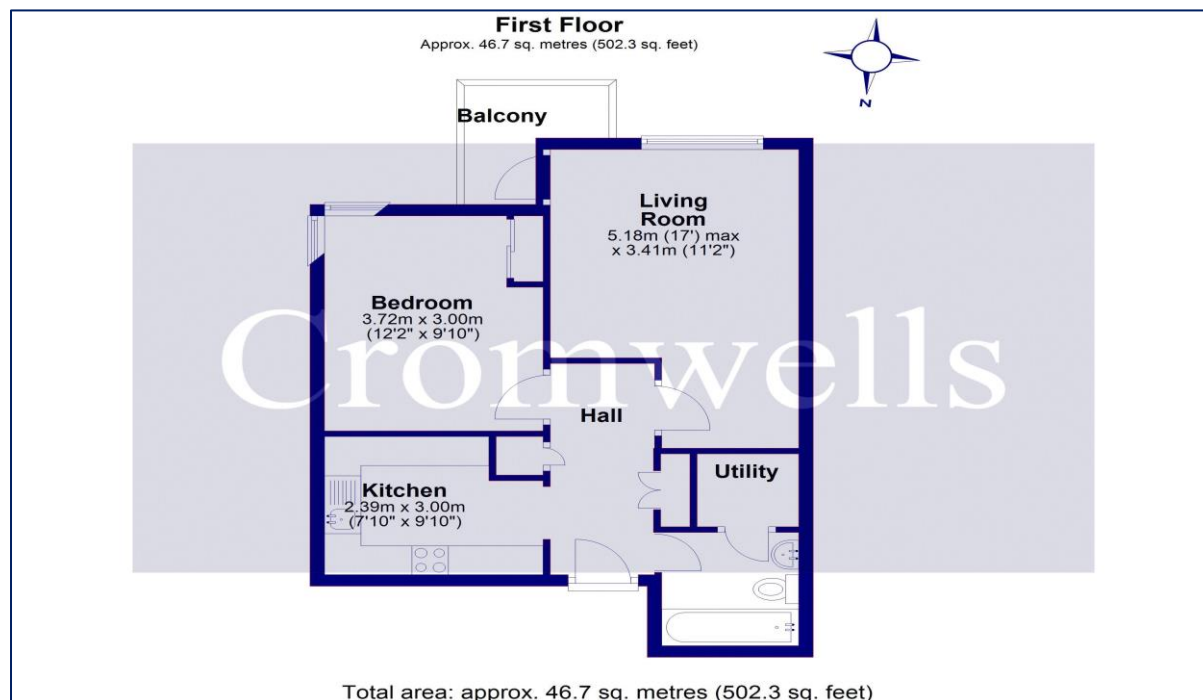
White 3 piece suite consisting of white panel bath with mixer tap and shower above, low level w/c, hand basin with built in storage below, shower screen, pole for shower curtain, tiled walls and tiled flooring

Outside

Communal Gardens

Allocated parking Space





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax - C
Local Authority: London Borough of Sutton
Tenure - Share of Freehold



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