

12a Forest Dene Court

Cedar Road, Sutton, Surrey, SM2 5LP



PRICE: £90,000

Lease: 125 years from 1987

Property Description:

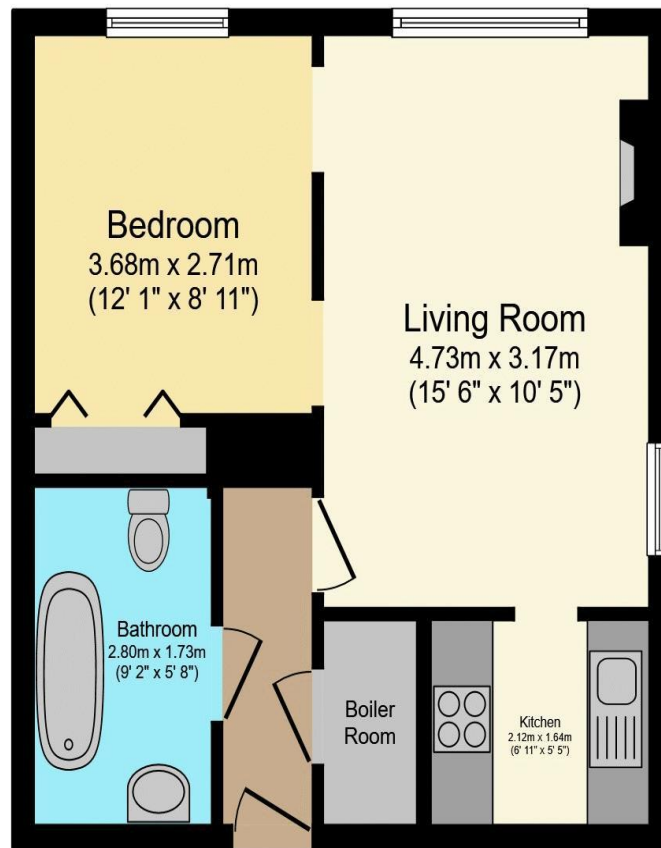
A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Forest Dene Court was constructed in two phases by McCarthy & Stone (Developments) Ltd and comprises 97 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Residents' lounge
- Minimum Age 60
- 24-hour emergency Appello call system
- Communal Laundry
- Car park and Buggy storage area
- Guest Suite and Lift to all floors
- Development Manager
- Close to local amenities
- Lease: 125 years from 1987



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 39.1 sq.m. (421 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/08/25

Annual Ground Rent:

£439.30

Ground Rent Period Review:

2031

Annual Service Charge:

£2383.64

Council Tax Band:

C

Event Fees:

**1% Transfer
0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.