



**Guide Price**  
**£85,000**

**Leasehold**

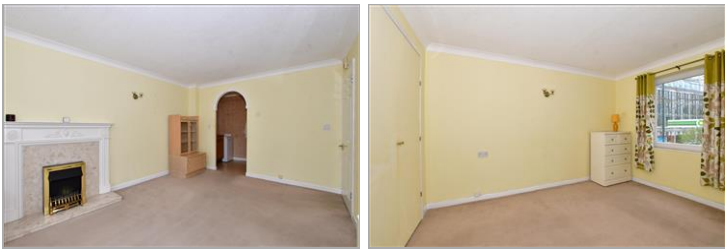
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**Forest Dene Court,  
Cedar Road, Sutton,  
Surrey, SM2**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Recently re-decorated throughout and ready to move in to
- No onward chain to wait for
- Sought after South Sutton location
- Moments from High Street and station
- Warden assisted with lift service

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge: 15'5 x 10'6 (4.70m x 3.20m)

Kitchen: 7'3 x 5'3 (2.21m x 1.60m)

Bedroom : 12'1 x 8'6 (3.69m x 2.59m)

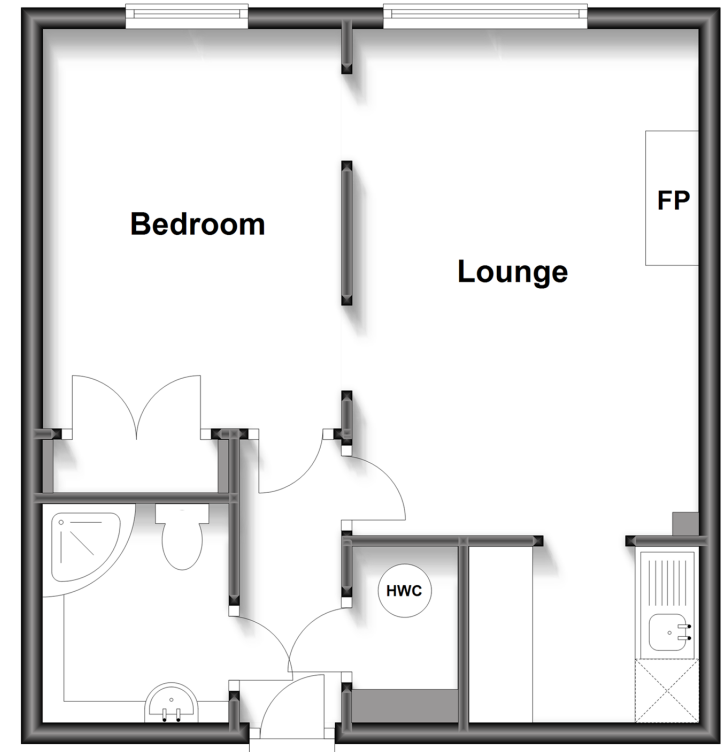
Shower Room: 6'7 x 5'2 (2.01m x 1.58m)

### OUTSIDE

Residents Permit Parking  
Communal Gardens

## Second Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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