



16 ASHDOWN COURT, CEDAR ROAD
SUTTON - ASKING PRICE OF £150,000



16 Ashdown Court, Cedar Road

Cedar Road, ,
Sutton, , SM2 5DG

**** OPEN HOUSE BY APPOINTMENT ONLY WEDNESDAY
18TH SEPTEMBER ** A large studio flat situated in a
popular area offering good transport links and being
offered with NO ONWARD CHAIN.**

** OPEN HOUSE BY APPOINTMENT ONLY WEDNESDAY 18TH
SEPTEMBER **

Tenure: Leasehold

This large studio flat in a popular location offering good transport links.
The property is also being offered with NO ONWARD CHAIN

The bonus feature of this property is the inclusion of a parking space.
Additionally, the flat is set within a community that houses a communal
garden for the enjoyment of the outside space.

Location-wise, this property is a real gem. It is situated close to the high
street, ensuring easy access to local amenities. Furthermore, public
transport links are readily available, making commuting a breeze.

In summary, this neutrally decorated spacious flat offers comfort,
convenience, and community.

HALLWAY:

Leading to bathroom and spacious living area.

BATHROOM:

Bath with hand held shower over, WC and basin.

LIVING ROOM:



Spacious living area for lounge and bed. Light coming in from large windows and velux.

KITCHEN

Kitchen comprises of plenty of storage cupboards with fridge freezer and oven included.

OUTSIDE:

The property enjoys use of a communal garden and allocated parking.

SITUATION:

The property is located close to the high street, ensuring easy access to local amenities. Furthermore, public transport links are readily available.

TENURE:

Leasehold

Lease - 125 years from 1 January 1989

Service Charge - currently £962.56 per year

Reserve Fund - currently £252.00 per year

Ground Rent - currently £75 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

B

VIEWING:

By appointment with Wood & Pilcher 01892 528888

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Electric Storage Heating



Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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