



**Lavender Court Cavendish Road, Sutton SM2 5GN**

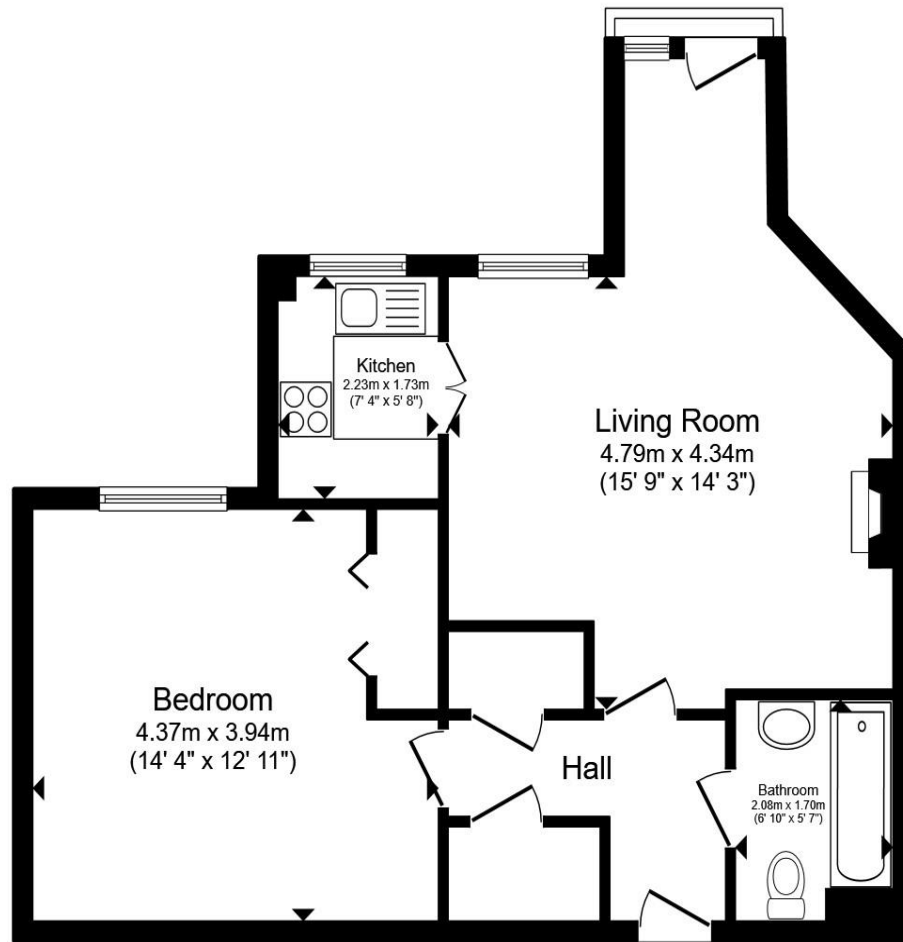


***welcome to***

## **Lavender Court Cavendish Road, Sutton**

Lavender Court is a popular over-60s retirement development on Cavendish Road, a short walk from Sutton High Street and mainline station. This ground floor one bedroom apartment offers level access and a practical layout with entrance hall and plenty of storage, 15'9 x 14'3 living/dining room with a juliette balcony, separate fitted kitchen with window, double bedroom with fitted wardrobes and a bathroom with white suite. Residents benefit from a house manager, 24-hour Careline system, lift, communal laundry room, a guest suite and a welcoming residents' lounge which opens onto well-kept landscaped gardens with seating areas. There is residents' and visitors' parking to the front (unallocated). With around 102 years remaining on the lease and good access to shops, buses, doctors and other local amenities, this is an ideal low-maintenance home for downsizers seeking a secure and sociable environment.





Total floor area 56.8 m<sup>2</sup> (612 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). Powered by [www.propertybox.io](http://www.propertybox.io)

**welcome to**

## **Lavender Court Cavendish Road, Sutton**

- Over-60s retirement development in sought-after Lavender Court, Cavendish Road
- One bedroom ground floor apartment - ideal for reduced mobility
- Approx. 57 sq. m / 615 sq. ft of well-laid-out accommodation
- Generous living/dining room and separate fitted kitchen with window
- Double bedroom with fitted wardrobes and bathroom with three-piece suite

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT111056](https://barnardmarcus.co.uk/Property/SUT111056)



Property Ref:  
SUT111056 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**barnard marcus**



**020 8643 8245**



[Sutton@barnardmarcus.co.uk](mailto:Sutton@barnardmarcus.co.uk)



2&3 Regent Parade, Brighton Road, SUTTON,  
Surrey, SM2 5BL



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**