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



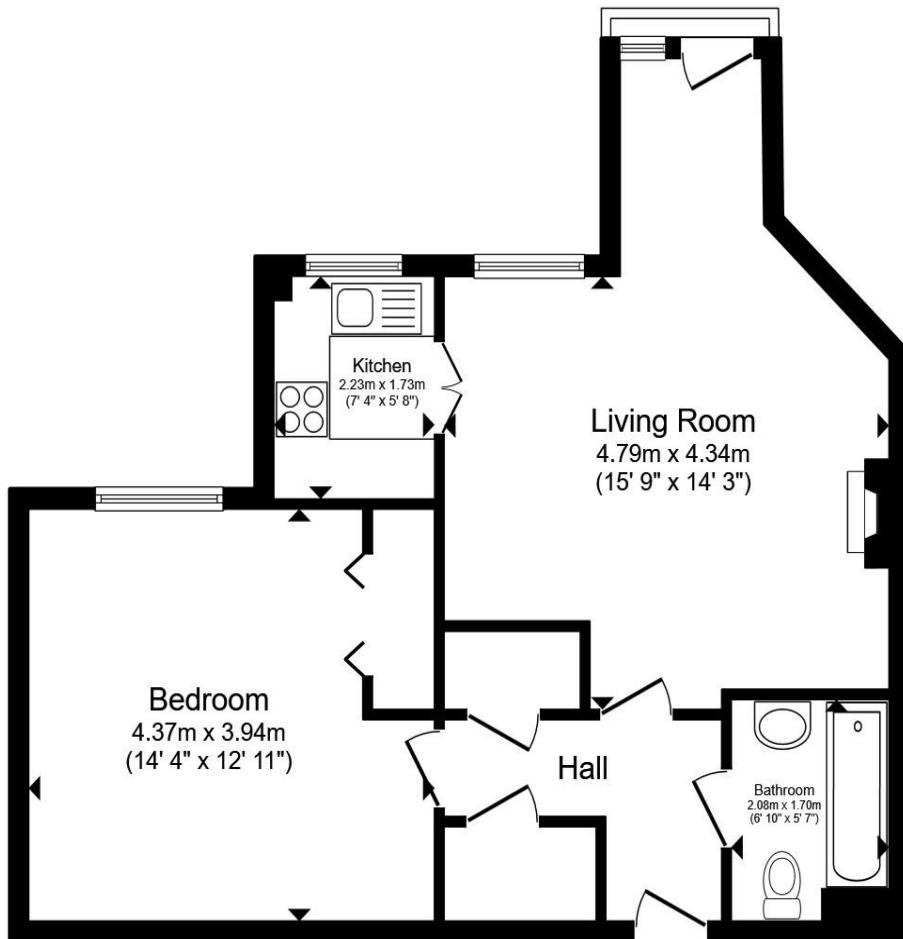
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## Lavender Court Cavendish Road, Sutton

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)

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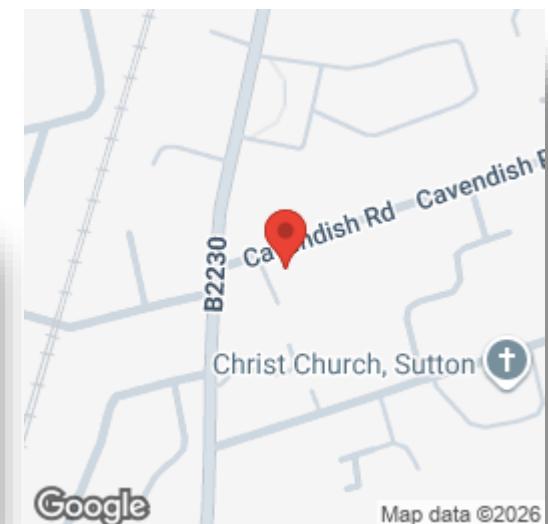
- Over-60s retirement development in sought-after Lavender Court, Cavendish Road
- One bedroom ground floor apartment - ideal for reduced mobility
- Approx. 57 sq. m / 615 sq. ft of well-laid-out accommodation
- Generous living/dining room and separate fitted kitchen with window
- Double bedroom with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



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Property Ref:  
SUT111056 - 0002



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