



KAYBRIDGE
RESIDENTIAL



Hamilton House, Cedar Road, Sutton

Sutton

In Excess of £425,000



Hamilton House ,Cedar Road, Sutton

- NEW BUILD
- 10 year warranty
- Allocated Parking Space
- Electric car charger
- Air source heat pump
- Walking distance to Sutton Station

We are delighted to present this immaculate 2 bedroom NEW BUILD apartment within a sought-after and well-maintained development. This two-bedroom apartment boasts a contemporary design and is in impeccable condition, making it a fantastic opportunity for those looking for a modern living space.

Upon entering the property, you are greeted by a spacious living area that offers a comfortable and inviting ambience. The open-plan layout seamlessly connects the living room to the modern & contemporary kitchen , creating a perfect space for relaxation and entertainment. The kitchen is equipped with high-quality appliances and stylish cabinetry, providing both functionality and aesthetic appeal.

The master bedroom features an roman blinds for added convenience and privacy, along with built-in wardrobes that offer ample storage space. A second bedroom provides flexibility for a guest room, home office with build in wardrobes, or additional living space to suit your needs.



One of the highlights of this property is the efficiency of Air source heat pump EPC B rating with an allocated parking space & Electric car charger, ensuring hassle-free parking for residents and guests.

With a 999-year lease and NHBC warranty with 10 years remaining, this property offers peace of mind and long-term security for its new owners. The new build flat is ready to move straight in, ideal for those seeking a convenient and hassle-free living experience.

Located in a desirable area, this property benefits from a range of amenities, including shops, restaurants, and transport links, providing easy access to the city centre and surrounding areas. Whether you are a first-time buyer, downsizer, or investor, this property presents an excellent opportunity to own a modern and well-maintained apartment in a thriving community.

Don't miss out on the chance to call this stunning property your new home. Contact us today to arrange a viewing and experience the exceptional lifestyle this flat has to offer.

Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

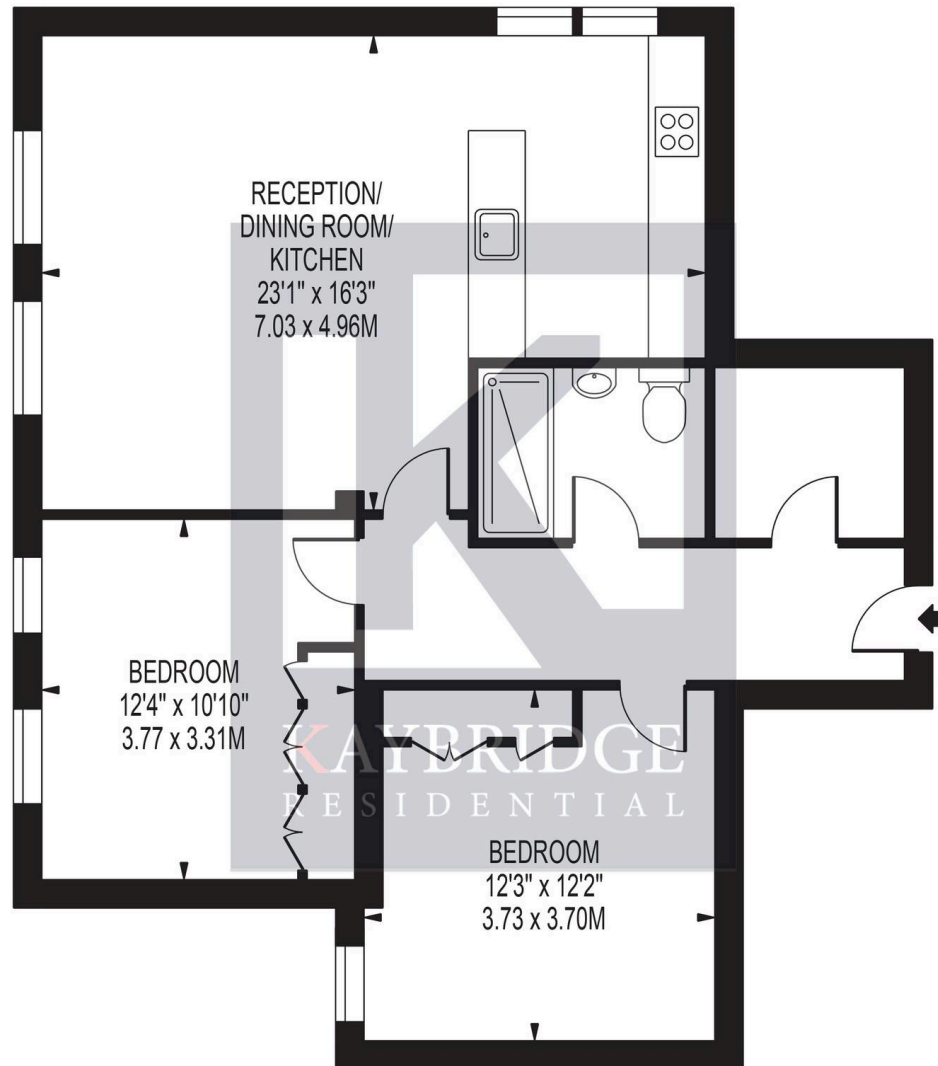
EPC Environmental Impact Rating: B





HAMILTON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 815 SQ FT - 75.67 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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