



Cedar Road, Sutton, SM2 5NS

£1,800 Per Month





- Ground Floor
- Large Lounge
- Two Bathrooms
- Parking
- Entryphone
- Two Double Bedrooms
- Doors to private decked garden.
- Gas central heating
- Gated Development
- Close to Town Centre

Very spacious ground floor two-bedroom flat is set within a secure gated development just moments from Sutton town centre. Boasting a spacious lounge this home offers the perfect blend of comfort and convenience. The separate, well-proportioned kitchen is fully equipped with integrated appliances, including a dishwasher, while both bedrooms are generously sized, with the master benefiting from an en-suite bathroom. A second modern bathroom, underfloor heating, double-glazed windows, and gas central heating add to the appeal. Additional perks include an entry phone system and an allocated parking space. Ideally located just a short walk from Sutton train station, local bus links, shops, and amenities, this property is very well presented throughout.

Council Tax Band: C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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