



BURLINGTON
— ESTATE AGENTS —



Flat 11,12 Cedar Road Cedar Road

Sutton, SM2 5DA

Offers in the region of £180,000

Burlington Estate Agents are pleased to bring to the market this larger-than-average second floor studio apartment, ideally located in a highly sought-after and convenient position, just five minutes from Sutton train station.

Presented in excellent order throughout, the property has recently benefited from brand-new carpets, a new balcony door and new rear aspect windows.

Internally, this bright and spacious apartment offers a welcoming entrance hall with fitted storage cupboards, a modern fully equipped front aspect kitchen with ample storage and food preparation space.

The main studio room has been thoughtfully arranged to provide both a bedroom and living area, featuring a fireplace, floor-to-ceiling rear aspect windows and direct access to a full-width balcony enjoying attractive garden views.

The generously sized bathroom is fully tiled and finished in white, with brass fittings, an over-bath shower and heated towel rail.

Further benefits include a private garage, well-maintained communal grounds, lift service, a share of freehold and a long lease. This must-see apartment would make an ideal first-time purchase or buy-to-let investment.

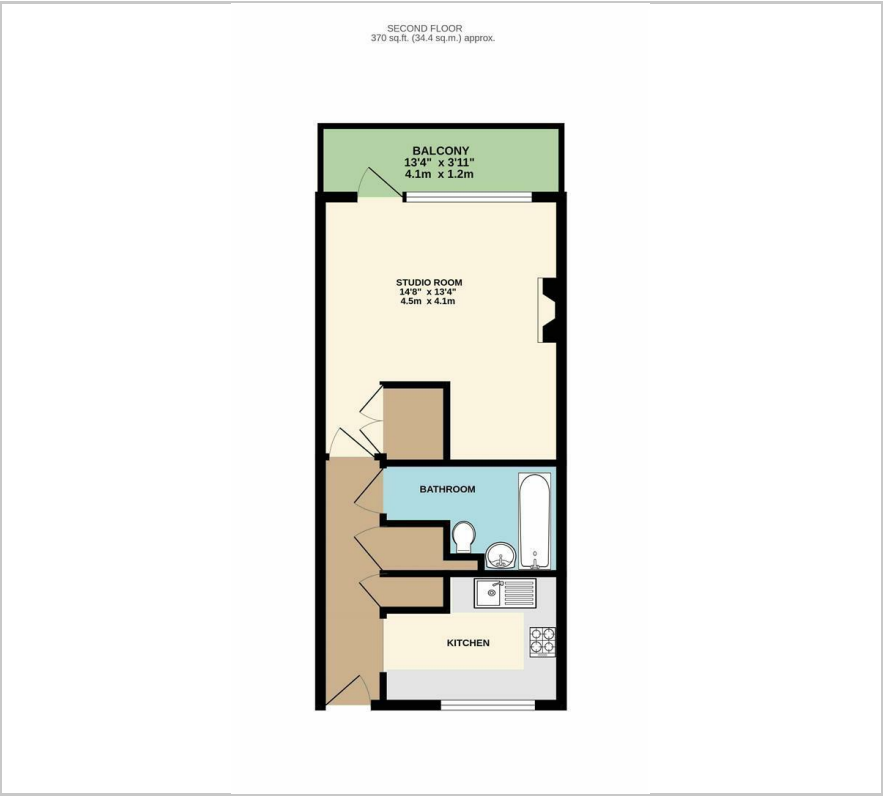
- Sold with no onward chain!
- Share of freehold and long lease
- 2nd floor Studio apartment
- Brand new carpets
- Brand new balcony door and windows
- Modern kitchen and bathroom
- Spacious & bright studio room
- Private garage
- Lift Service
- 5 Minutes to Sutton train station

Viewing

Please contact our Burlington Estate Agents Office on 02086439490 if you wish to arrange a viewing appointment for this property or require further information.



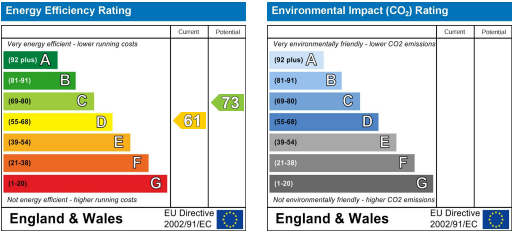
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.