



Hamilton House, Cedar Road, Sutton

Sutton

In Excess of £450,000



Cedar Road, Sutton

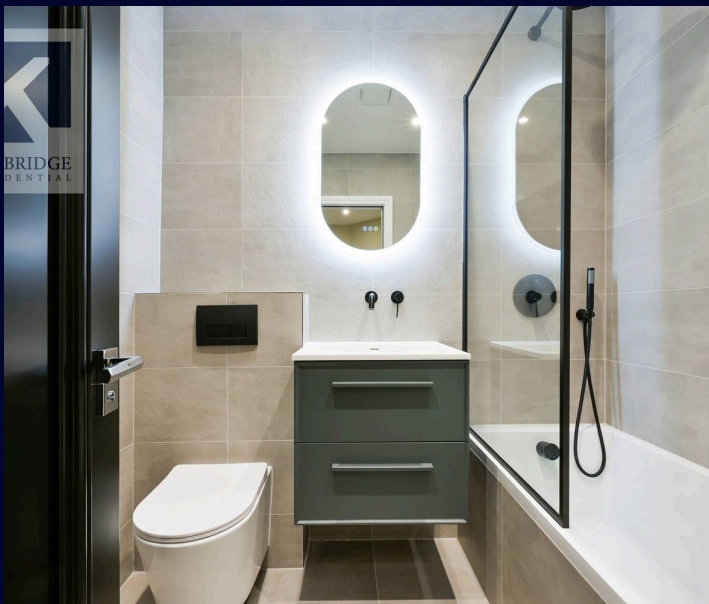
- New build with 10 year warranty
- 999 years lease
- 3 Double bedrooms with 2 bathroom
- New Air Source Heat Pumps
- Central Location walking distance to Sutton Station
- Allocated parking space with Private rear garden

We are delighted to present this immaculate 3 bedroom NEW BUILD apartment within a sought-after and well-maintained development. This three-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 en-suite bathroom with roman blinds for added convenience and privacy, along with built-in wardrobes that offer ample storage space. A second & third bedroom provides flexibility for a family or guest room, home office with built-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,



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

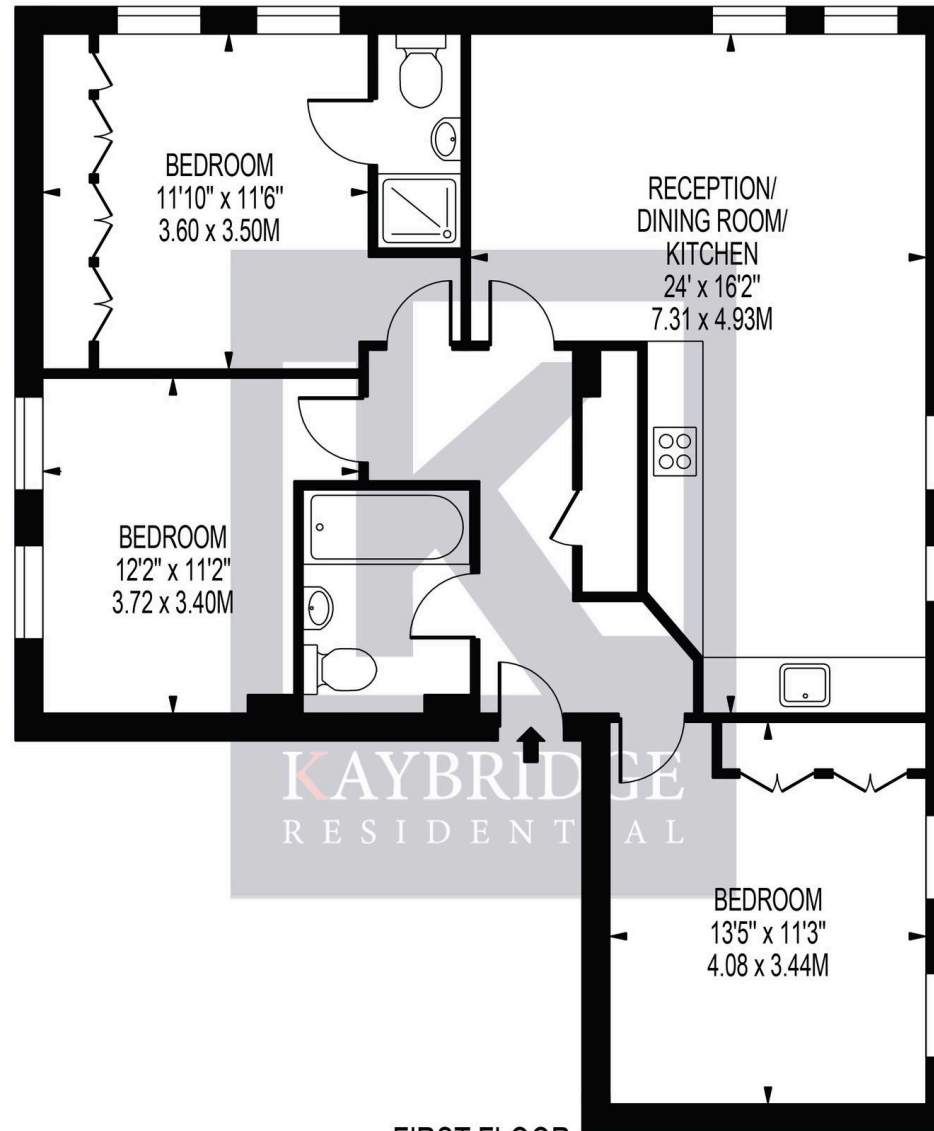
Tenure: Share of Freehold





HAMILTON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 900 SQ FT - 83.63 SQ M



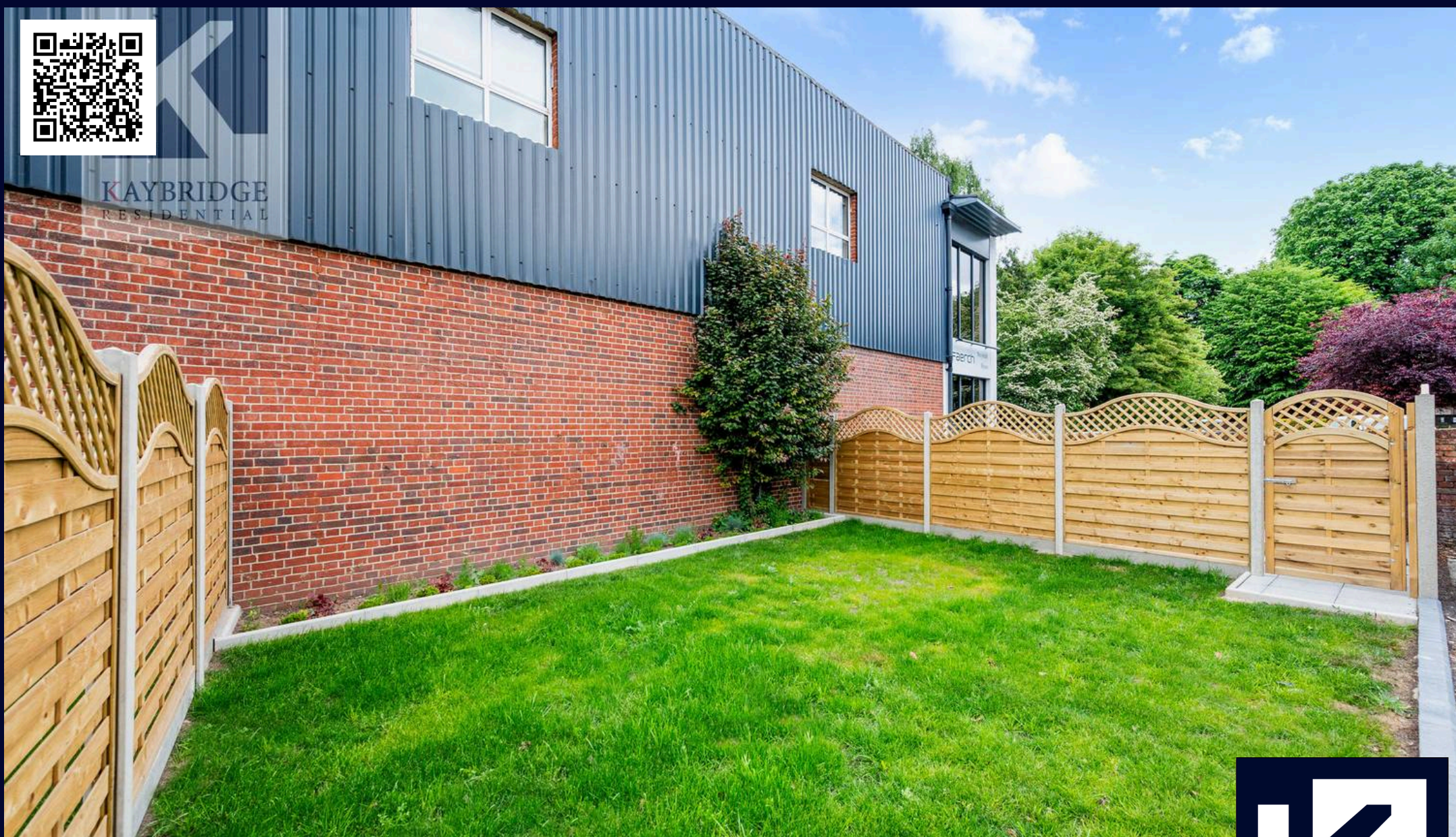
FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • info@kbridge.co.uk • www.kaybridgeresidential.co.uk/

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