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RICS

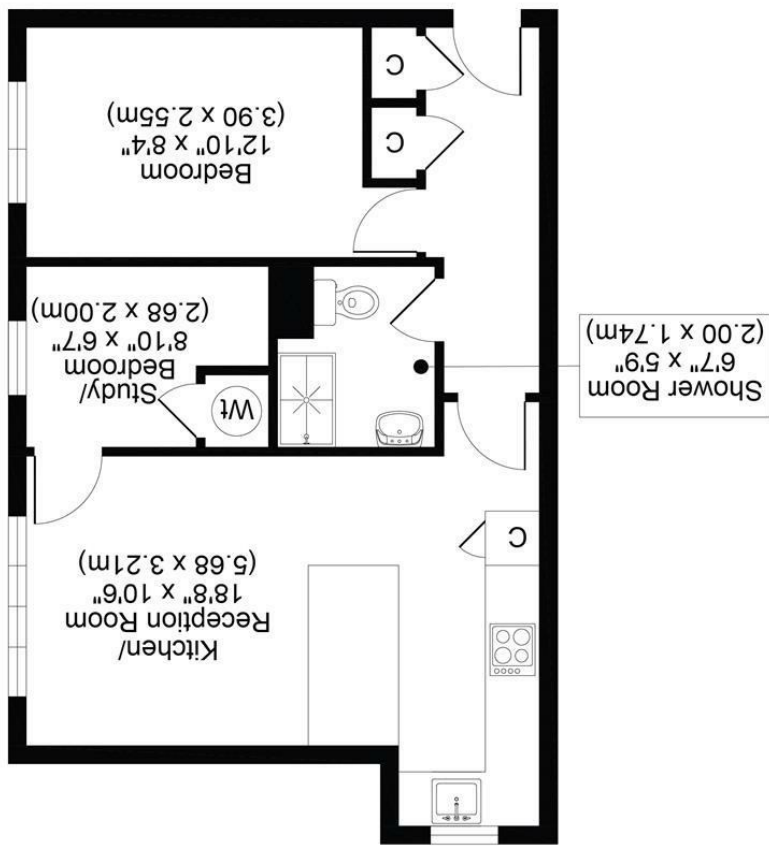
The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

GROUND FLOOR



SHRUB COURT, 18 CEDAR ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA 502 SQ.FT (47 SQ.M)



CHRISTIES



18 CEDAR ROAD, SUTTON SM2 5EZ

GUIDE PRICE £265,000

GUIDE PRICE: £265,000 - £300,000

LOCATED ON THE EVER-POPULAR CEDAR ROAD IN SUTTON, THIS ATTRACTIVE AND WELL-PRESENTED ONE BEDROOM APARTMENT WITH A SECOND ROOM PRESENTED AS AN OFFICE, OFFERS COMFORTABLE LIVING IN A HIGHLY CONVENIENT LOCATION.

THE PROPERTY BOASTS A BRIGHT AND WELCOMING RECEPTION ROOM, IDEAL FOR BOTH EVERYDAY LIVING AND ENTERTAINING. BEDROOM ONE IS GENEROUSLY SIZED AND THE SECOND ROOM ALLOWS SPACE FOR A COT OR A FANTASTIC SIZED STUDY, WHILE THE FLAT IS PRESENTED IN LOVELY CONDITION THROUGHOUT, ALLOWING A BUYER TO MOVE STRAIGHT IN WITH EASE. A MODERN, WELL-APPOINTED BATHROOM COMPLETES THE ACCOMMODATION.

IDEALLY SITUATED WITHIN EASY REACH OF A WIDE RANGE OF LOCAL SHOPS, CAFÉS, AND GREEN SPACES, THE PROPERTY IS ALSO CLOSE TO SUTTON STATION OFFERING LINKS INTO CENTRAL LONDON. THE PROPERTY ALSO BENEFITS FROM ALLOCATED PARKING, A PARTICULARLY VALUABLE FEATURE IN THIS SOUGHT-AFTER AREA.

OFFERED TO THE MARKET CHAIN FREE, THIS HOME PRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, DOWNSIZERS, OR INVESTORS ALIKE.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.
ANNUAL MAINTENANCE £1,200.
148 YEARS LEASE REMAINING.
SOME IMAGES ARE AI ENHANCED.

- ONE DOUBLE BEDROOM
- SINGLE BEDROOM/STUDY
- ALLOCATED PARKING
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- EPC RATING C

