



**Forest Dene Court, Cedar Road, Sutton, Surrey, SM2 5LP**  
**£110,000**

**A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT. Built by McCarthy & Stone (Developments) Ltd with 97 properties over 4 floors, each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency, alternatively there is a 24 hour emergency call system. The property comprises an entrance hall, lounge, kitchen, bedroom and bathroom. It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.**





**\*Ground Floor \*Residents Lounge  
\*Communal Laundry \*Car park & buggy  
storage, Guest suite**

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### **Entrance Hall**

Storage cupboard, doors leading to:

**Reception Room - 17' 5" x 10' 6" (5.30m x 3.20m)**

Door leading to outside area, open archways leading to bedroom

**Bedroom - 14' 0" x 8' 9" (4.26m x 2.66m)**

Wardrobe, storage cupboard, door leading to outside space. Archways leading through to reception room

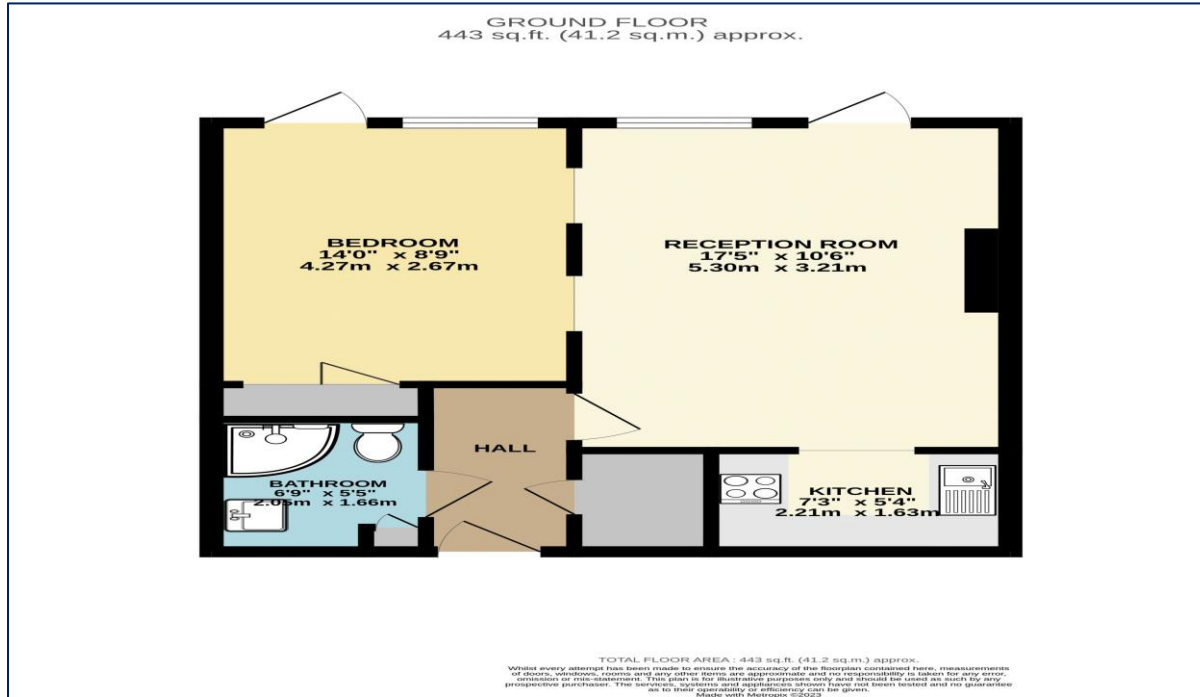
**Kitchen - 7' 3" x 5' 4" (2.21m x 1.62m)**

Opening from Reception

**Bathroom - 6' 9" x 5' 5" (2.06m x 1.65m)**

Storage cupboard





**Council Tax - C**  
**Local Authority: London Borough of Sutton**  
**Tenure - Leasehold**



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**SM5 3NP**



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 80 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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