



Forest Dene Court, Cedar Road, Sutton, Surrey, SM2 5LP
Guide Price £112,500

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT. Forest Dene Court was built by McCarthy & Stone (Developments) Ltd and has 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.



- *Residents' lounge**
 - *Communal Laundry & Car park and Buggy storage area**
 - *Development Manager & 24 hour emergency call system**
 - *Guest Suite and Lift to all floors, Close to local amenities**
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Entrance Hall

Doors leading to:

Lounge - 14' 5" x 11' 2" (4.39m x 3.40m)

Large storage cupboard. Leading through to Kitchen

Kitchen - 7' 3" x 5' 11" (2.21m x 1.80m)

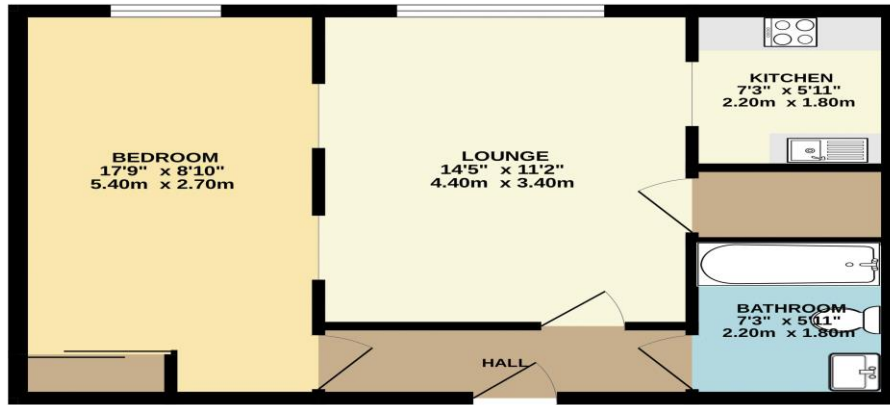
Bedroom - 17' 9" x 8' 10" (5.41m x 2.69m)

Fitted wardrobe cupboard

Bathroom - 7' 3" x 5' 11" (2.21m x 1.80m)



FIRST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA - 465 sq.ft. (43.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their quantity or condition can be given.
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Council Tax - C
Local Authority: London Borough of Sutton
Tenure - Leasehold



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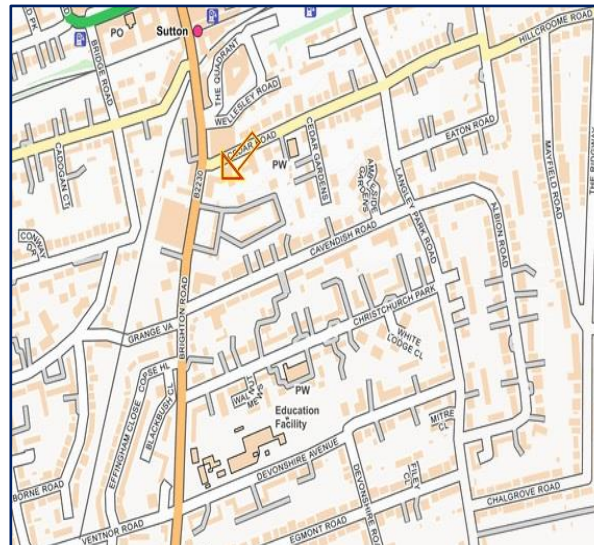


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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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