

# Cromwells



**Cavendish Road, Sutton, SM2 5ET**

**£250,000**



This one double bedroom ground floor flat has secure underground parking, visitor parking and a balcony. It is situated in a convenient residential road in South Sutton, close to shops, restaurants, gyms, other leisure facilities and transport links. Sutton main line railway station with excellent services into Central London is an 8 minute walk away.

Excellent rental potential. 175 year lease.  
EPC rating C. No Onward Chain.

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### **Accommodation**

A hallway with storage cupboard leads to the spacious reception room, with glazed sliding doors to the rear balcony, and to the fitted kitchen. The double bedroom has a good size storage cupboard and there is a modern bathroom.

### **Outside**

There is underground parking, visitor parking and a rear balcony.







Council Tax - C  
Tenure - Leasehold

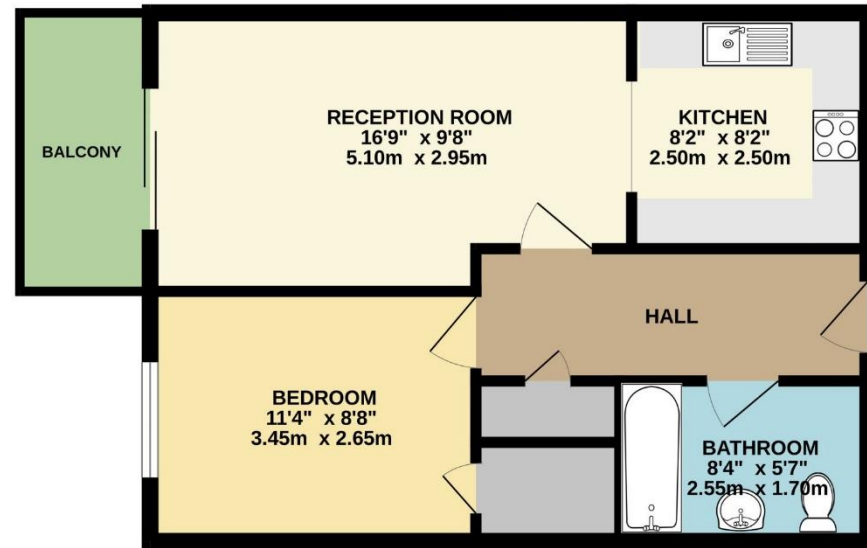
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Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained

GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 464 sq.ft. (43.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

