

**FOR SALE**



Martin & Co



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**Cavendish Road, Sutton, SM2**  
**Asking Price of £265,000 LH**

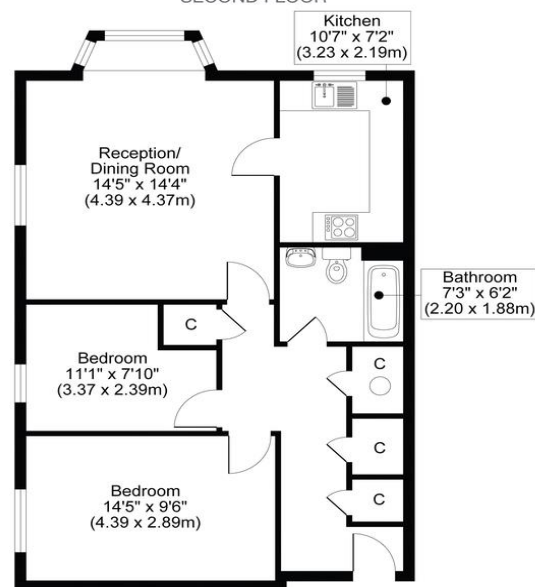
**MARTIN&CO**



- **SPACIOUS 2 BEDROOM APARTMENT**
- **2ND FLOOR (NO LIFT)**
- **UNDERGROUND ALLOCATED PARKING SPACE**
- **WALKING DISTANCE TO SUTTON STATION & TOWN CENTRE**
- **CURRENTLY LET FOR £1179 PCM. NO CHAIN OPTION ALSO**
- **REQUIRES UPATING**
- **ALL ELECTRIC FLAT, CURRENTLY WARM AIR DUCT HEATING**

A spacious 2 bedroom 2nd floor flat (No Lift) floor area of 730 SQ FT, with underground parking, in a popular development on the corner of Cavendish Road & Langley Park Road. Walking distance to Sutton Station, all the amenities in Sutton town centre & numerous popular local schools. The apartment does requires updating, so would suit a buyer/ Buy to Let Investor, wanting to do work hence the realistic asking price. Comprises a spacious living/dining room, separate kitchen, double bedroom, large single bedroom, bathroom & ample storage cupboards. These are all electric apartments, currently with the original warm air duct electric heating, which can be upgraded to modern electric heaters. Currently let but can sell with NO CHAIN for a serious buyer. EPC Band C. Sutton Council Tax Band C = £2,017.53 pa. **SOLE AGENT.**

AMBLESIDE GARDENS, SM2  
TOTAL APPROX FLOOR PLAN AREA 730 SQ.FT (68 SQ.M)  
SECOND FLOOR



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.

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## Martin & Co Sutton

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

