



MELFORD COURT, 3-5 CAVENDISH ROAD, SUTTON, SM2 5ET
£225,000 LEASEHOLD



MELFORD COURT, 3-5 CAVENDISH ROAD SUTTON, SM2 5ET

**Desirable One Bedroom First Floor Flat
In a Purpose-Built Development
Situated In a Quiet Location Within Easy Reach of
Sutton Mainline Station
Modern Kitchen and Bathroom
Electric Heating
Private Off-Street Parking • EPC Grade B
Council Tax Band C**

A desirable one-bedroom first-floor flat in a quiet, convenient location near Sutton & Belmont BR Stations and Sutton Town Centre. Presented in excellent condition, it features double-glazed windows, built-in wardrobes, a modern kitchen and shower room, electric heating, and is fully carpeted. Additional benefits include private off-street parking. Early viewing highly recommended.

**Ideal purchase for First-Time Buyers
or as a Rental Investment**



FIRST FLOOR

LOUNGE 16'8" × 9'6" (5.09m × 2.90m)

Bright and spacious lounge with double glazed windows and electric heating.

BEDROOM 11'4" × 8'8" (3.45m × 2.64m)

Double bedroom with double glazed window and electric heating. Wardrobes.

KITCHEN 8'3" × 8'2" (2.52m × 2.50m)

Modern fitted kitchen featuring ample work surfaces, a range of base and wall-mounted units, and an extractor fan.

BATHROOM

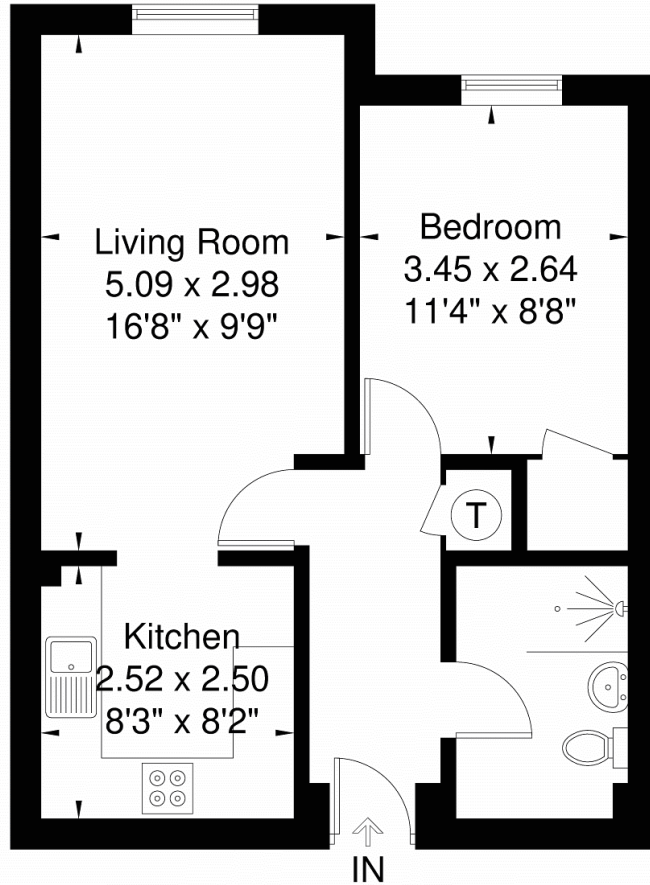
Modern bathroom with walk in shower.

- Lease: 89 years unexpired.
- Maintenance/Service charge (including buildings insurance) £2,022.00 pa.
- Ground Rent £150.00 pa.



Melford Court SM2

Approximate Gross Internal Area = 43 sq m / 462 sq ft



First Floor

43 sq m / 462 sq ft



www.epc.uk.com info@epc.uk.com

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

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VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HES PARRY
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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B	82	84
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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