



PAUL GRAHAM



Flat 4, 1 Cedar Gardens, Sutton, SM2 5EQ | Guide Price £150,000 Share of Freehold

A bright and spacious top-floor one-bedroom apartment in South Sutton, offered with no onward chain and a share of the freehold. Featuring a generous living and dining area, modern kitchen and bathroom, fitted wardrobes, and a garage en-bloc, this well-maintained home is just moments from Sutton station and the High Street.

Cedar Gardens, Sutton, SM2

Approximate Area = 521 sq ft / 48.4 sq m

For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 15' 3" x 12' 6" (4.65m x 3.81m)

KITCHEN 12' 2" x 6' 11" (3.71m x 2.11m)

BEDROOM 15' 3" x 9' 10" (4.65m x 3m)

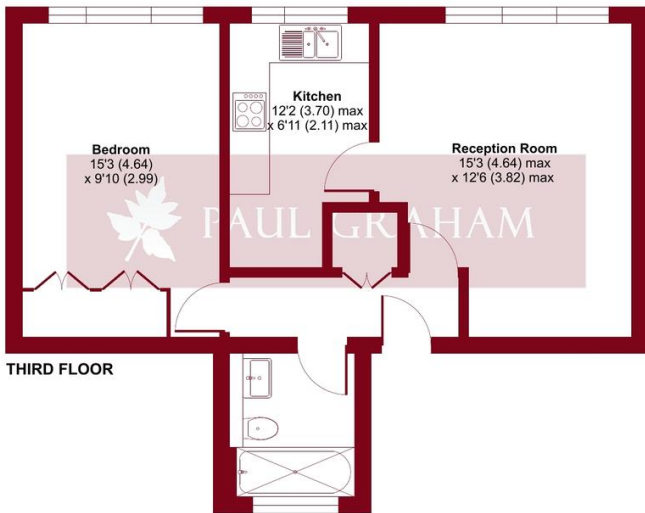
BATHROOM

GARAGE

THIRD FLOOR

SHARE OF FREEHOLD

Please note service charge has been adjusted for a 4-year period to build up funds for future maintenance/works (until 2028). Speak to agents regarding the service charge



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk