

**Flat 28 Melford Court, 3 Cavendish Road, Sutton, Surrey, SM2 5ET**  
**Guide Price £350,000**

**A large and very well presented two double bedroom and two bathroom top floor apartment, benefitting from its own large roof terrace and underground parking space, Melford Court is ideally located at the end of Cavendish Road, being only a short walking distance of Sutton mainline station and Town centre, as well as an array of well performing schools.**





**\*Modern Kitchen \*17' Lounge  
\*Roof Terrace \*Excellent Location**

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### **Entrance Hallway**

Doors to:

**Lounge - 17' 7" x 14' 1" (5.36m x 4.29m)**

**Kitchen - 10' 2" x 9' 8" (3.10m x 2.94m)**

**Bedroom 1 - 18' 7" x 15' 8" (5.66m x 4.77m)**

### **Family Bathroom**



**Bedroom 2 - 17' 8" x 9' 8" (5.38m x 2.94m)**

Door to en-suite shower room

**En-suite shower room**

**Roof Terrace 25' 8" x 7' 10" (7.82m x 2.39m)**

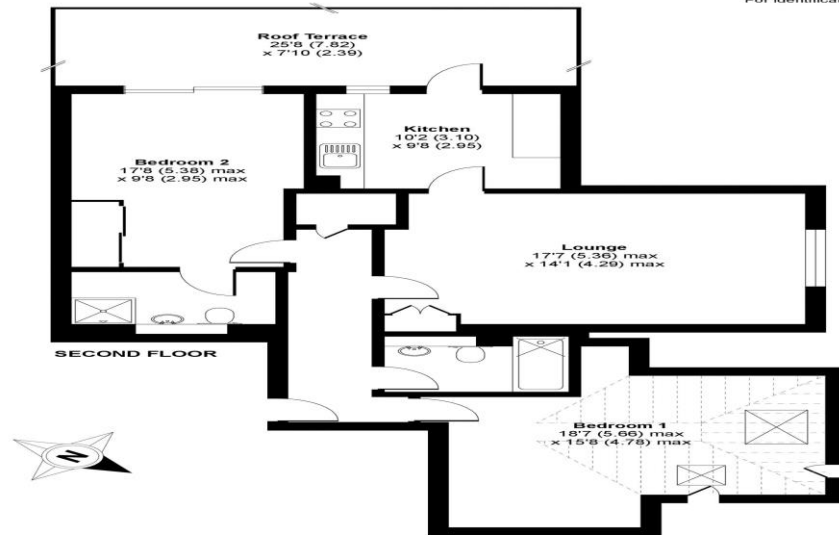
**Underground parking**





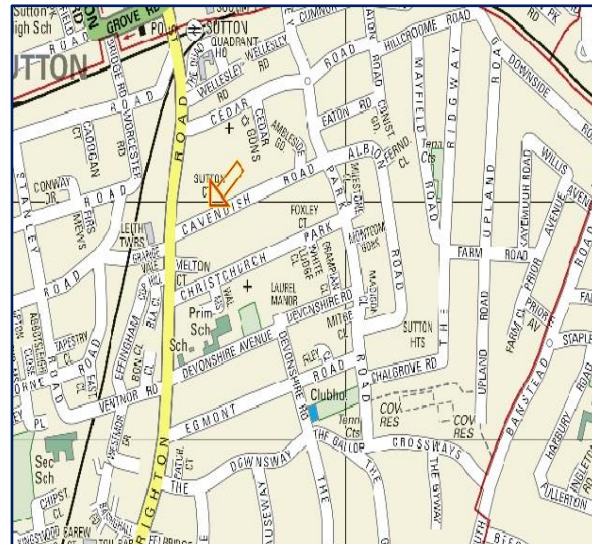
## Cavendish Road, Sutton, SM2

Approximate Area Use = 828 sq ft / 76.92 sq m  
 Limited Use Area = 112 sq ft / 10.40 sq m  
 Total = 940 sq ft / 87.33 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2021. Produced for Cromwells Estate Agents. REF: 707614

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Council Tax - E**  
**Local Authority: London Borough of Sutton**  
**Tenure - Leasehold**



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