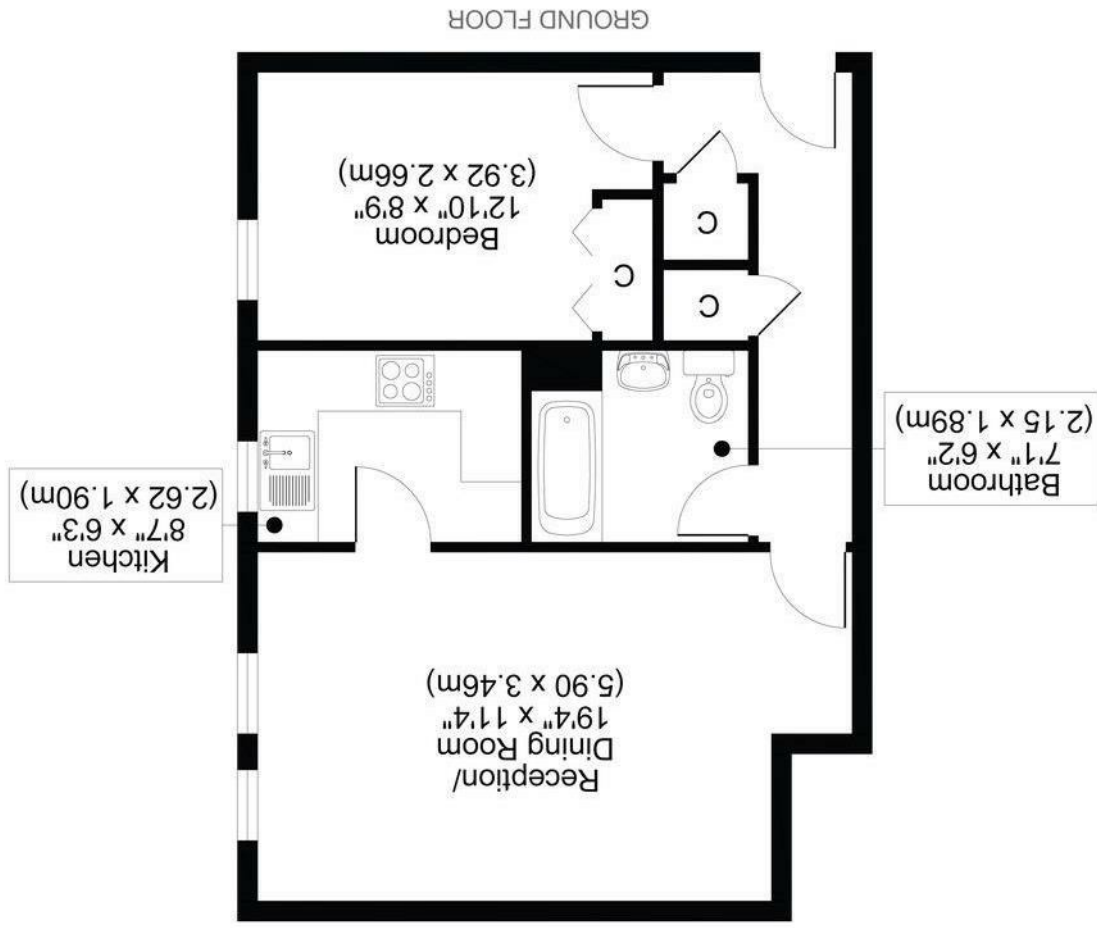




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



LODDEN LODGE, DEVONSHIRE AVENUE, SM2
 TOTAL APPROX FLOOR PLAN AREA 508 SQ.FT (47 SQ.M)



DEVONSHIRE AVENUE, SUTTON SM2 5JL

WELCOME TO THIS CHARMING GROUND-FLOOR APARTMENT LOCATED ON THE POPULAR DEVONSHIRE AVENUE IN SUTTON. OFFERING WELL-PROPORTIONED AND WELL-MAINTAINED ACCOMMODATION, THIS PROPERTY IS IDEAL FOR A RANGE OF BUYERS.

THE APARTMENT COMPRISES A SPACIOUS DOUBLE BEDROOM, A BRIGHT AND WELCOMING RECEPTION ROOM, AND A WELL-APPOINTED BATHROOM. THE PROPERTY IS PRESENTED IN GOOD CONDITION THROUGHOUT, ALLOWING FOR AN EASY AND STRESS-FREE MOVE.

FURTHER BENEFITS INCLUDE AN ALLOCATED PARKING SPACE, VISITOR PARKING, AND CLOSE PROXIMITY TO LOCAL SHOPS, CAFÉS, AND ESSENTIAL AMENITIES. THE LOCATION PROVIDES AN EXCELLENT BALANCE OF TRANQUILLITY AND CONVENIENCE, WITH GOOD TRANSPORT LINKS NEARBY.

WHETHER YOU ARE A FIRST-TIME BUYER, DOWNSIZER, OR INVESTOR, THIS PROPERTY REPRESENTS A FANTASTIC OPPORTUNITY. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL IT HAS TO OFFER.

996-YEAR LEASE REMAINING.

- ANNUAL SERVICE CHARGE FOR THE PERIOD 24 JUNE 2025 TO 23 JUNE 2026 IS £1,494.00. WITH CENTRO
- ANNUAL INSURANCE FOR THE PERIOD 24 JUNE 2025 TO 23 JUNE 2026 IS £177.09 WITH CENTRO

OFFERS IN THE REGION OF £275,000

- LOVELY DEVELOPMENT
- GROUND FLOOR
- ALLOCATED PARKING
- SPACIOUS LOUNGE
- MODERN KITCHEN
- COUNCIL TAX BAND C
- EPC RATING C

