



Guide Price
£280,000

Leasehold

2x  1x  1x 

**St. James Road, Sutton,
Surrey, SM1**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- No onward chain to wait for
- Ideal purchase for buyer looking to put their own stamp on their new home
- Garage en-bloc
- Super convenient location - walking distance to Sutton town centre
- Three train stations within walking distance

Accommodation

THIRD FLOOR

Entrance Hall

Lounge: 15'11 x 13'6 (4.85m x 4.13m)

Kitchen: 10'11 x 7'5 (3.34m x 2.25m)

Bedroom 1: 12'4 x 9'0 (3.76m x 2.75m)

Bedroom 2: 12'4 x 7'5 (3.76m x 2.26m)

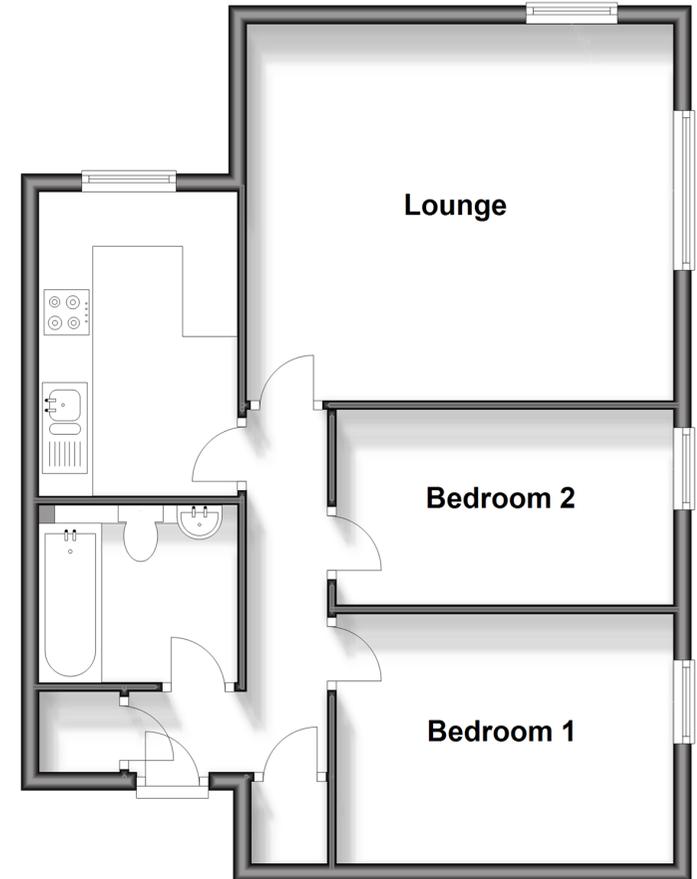
Bathroom: 12'8 x 5'6 (3.86m x 1.68m)

OUTSIDE

Garage

Communal Gardens

Third Floor
Approx. 58.6 sq. metres (631.1 sq. feet)



Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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