



**Price**

**£270,000**

**Leasehold**

2x  1x  1x 

**Weihurst Court,  
Carshalton 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
- 997 years remaining on lease
- Both Sutton and Carshalton stations close by
- Walking distance to both primary and secondary schools
- Great opportunity for an investment or first time buyer

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Living Room: 11'9 x 11'4 (3.58m x 3.46m)

Kitchen: 8'6 x 6'9 (2.59m x 2.06m)

Bedroom 1: 11'9 x 10'3 (3.58m x 3.13m)

Bedroom 2: 10'4 x 8'9 (3.15m x 2.67m)

Bathroom: 5'8 x 5'5 (1.73m x 1.65m)

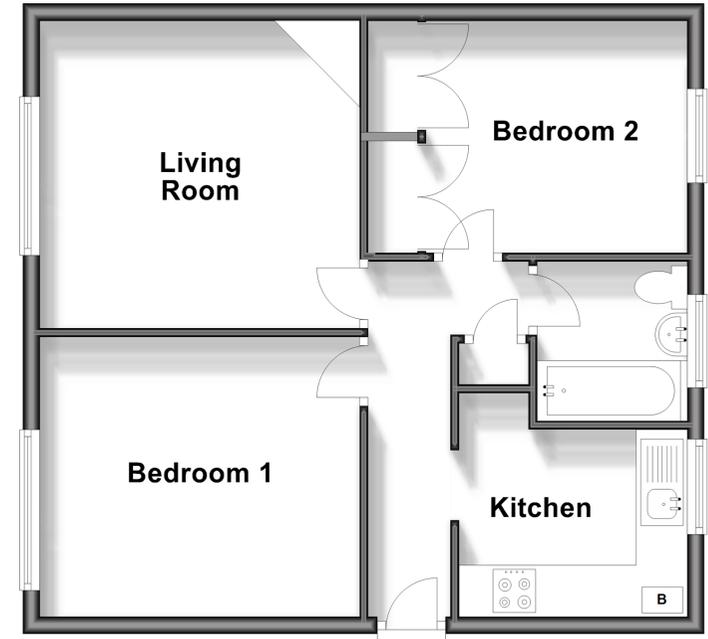
### OUTSIDE

Residents Off Road Parking

Communal Gardens

## Ground Floor

Approx. 52.5 sq. metres (564.6 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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