



Guide Price

£300,000

Leasehold

2x  1x  1x 

**Ambleside Gardens,
Sutton, Surrey, SM2**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- No onward chain to wait for
- Bright & spacious top floor apartment
- Allocated parking space
- Walking distance to Sutton town centre & station
- Within the catchment area for well regarded schools

Accommodation

THIRD FLOOR

Entrance Hall

Lounge/Diner: 14'6 x 14'4 (4.42m x 4.37m)

Kitchen: 10'5 x 7'2 (3.18m x 2.19m)

Bedroom 1: 14'5 x 9'4 (4.40m x 2.85m)

Bedroom 2: 11'1 x 7'11 (3.38m x 2.41m)

Bathroom

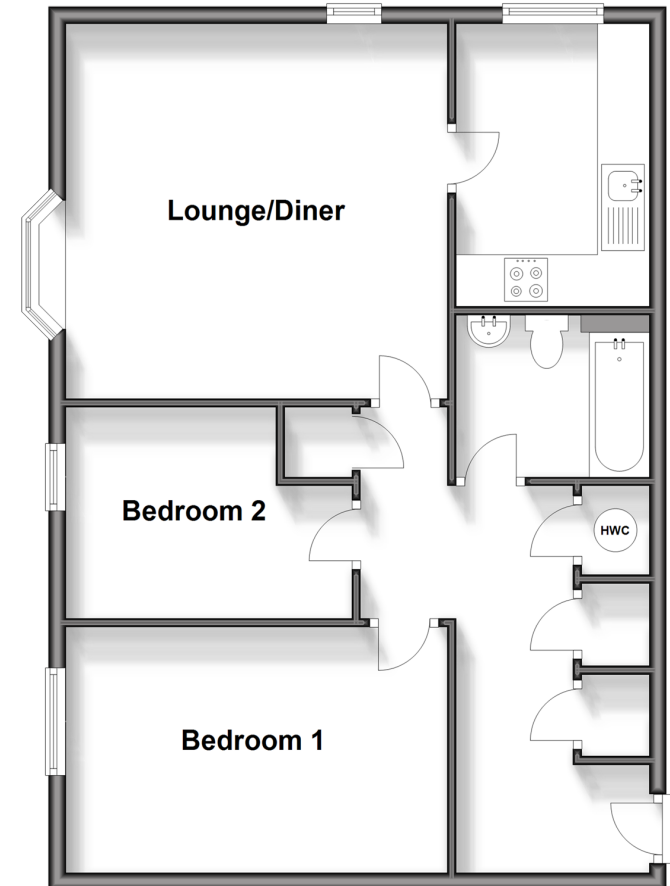
OUTSIDE

Allocated Parking

Communal Grounds

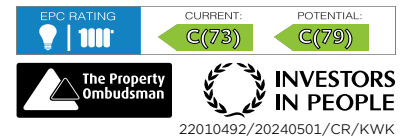
Third Floor

Approx. 67.1 sq. metres (722.5 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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