



**OVER 60?**

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

**Price**

**£280,000**

**Share of  
Freehold**

2x  1x  1x 

**Alford Court, Bonchurch  
Close, Sutton, Surrey,  
SM2**

**cubitt&west**  
Helping you move forwards



## Main features

- No onward chain to wait for
- Great sized lounge, ideal for entertaining
- Private balcony
- Garage en-bloc
- Two double bedrooms with ample storage throughout

## Accommodation

### SEVENTH FLOOR

#### Entrance Hall

Lounge: 17'1 maximum x 16'0 maximum (5.21m x 4.88m)

Kitchen : 10'3 x 6'9 (3.13m x 2.06m)

Bedroom 1: 12'0 x 9'1 (3.66m x 2.77m)

Bedroom 2: 12'8 x 10'2 (3.86m x 3.10m)

Bathroom: 6'1 x 5'4 (1.86m x 1.63m)

Separate Toilet

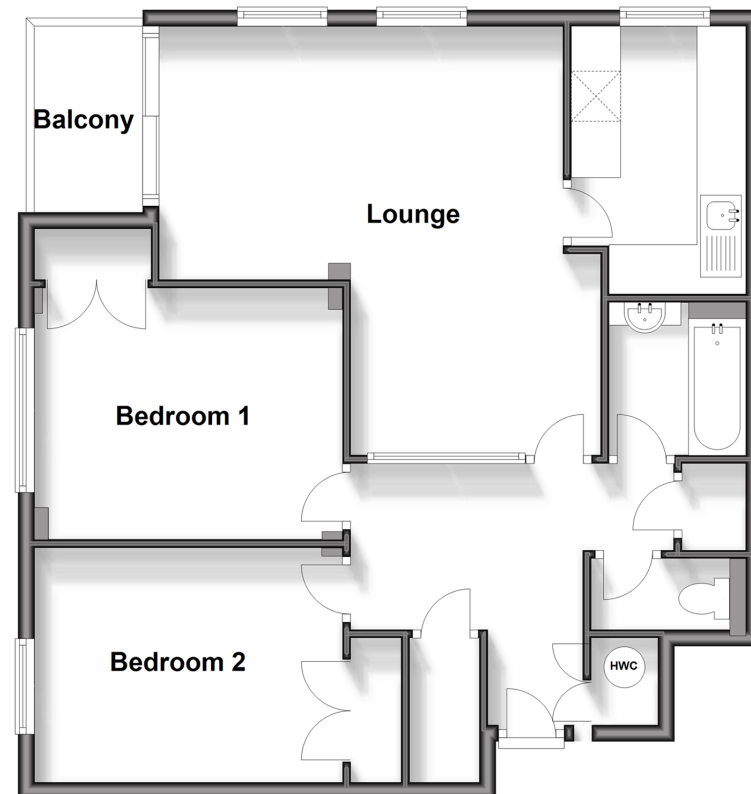
### OUTSIDE

Garage

Residents Permit Parking

### Seventh Floor

Approx. 73.2 sq. metres (787.5 sq. feet)



**Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://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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