



Guide Price
£280,000

**Share of
Freehold**

2x  1x  1x 

**Claygate Court, All
Saints Road, Sutton,
Surrey, SM1**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- **Garage & Residents' Parking**
- **No onward chain to wait for**
- **Walking distance to Sutton town centre & Sutton Green**
- **Close to Sutton Common station & the Thameslink**
- **Ideal for first time buyers and investors alike**

Accommodation

FIRST FLOOR

Entrance Hall

Lounge: 22'3 x 10'8 (6.79m x 3.25m)

Kitchen: 9'5 x 7'4 (2.87m x 2.24m)

Bedroom 1: 11'1 x 10'9 (3.38m x 3.28m)

Bedroom 2: 11'6 x 7'4 (3.51m x 2.24m)

Bathroom: 7'5 x 7'3 (2.26m x 2.21m)

OUTSIDE

Garage

Residents Parking

Communal Garden

First Floor

Approx. 63.1 sq. metres (679.3 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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