



Guide Price
£165,000

Leasehold

1x  1x  1x 

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

OVER 60?

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



Video Tour available

cubitt & west
Helping you move forwards



Main features

- Recently reduced service charges & right to manage obtained
- High ceilings and unique features
- Scope to make your own
- Off street parking
- Close to 2 stations, Sutton High Street and some good schools
- Walking distance to green spaces and parks

Accommodation

GROUND FLOOR

Entrance Hall

Studio Room: 15'9 x 12'8 (4.80m x 3.86m)

Kitchen: 13'0 x 6'4 (3.97m x 1.93m)

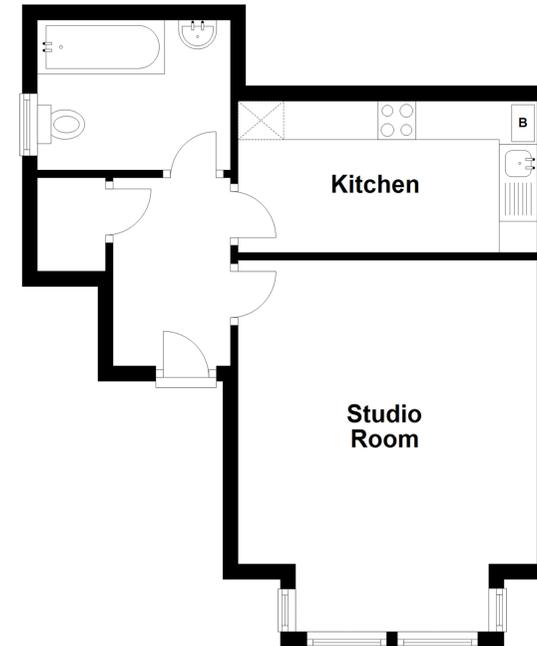
Bathroom: 9'4 x 6'4 (2.85m x 1.93m)

OUTSIDE

Allocated Parking

Ground Floor

Approx. 36.6 sq. metres (393.9 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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