



OVER 60?

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

Price

£200,000

Leasehold

1x  1x  1x 

**Marlins Close, Sutton,
Surrey, SM1**

cubitt&west
Helping you move forwards



Main features

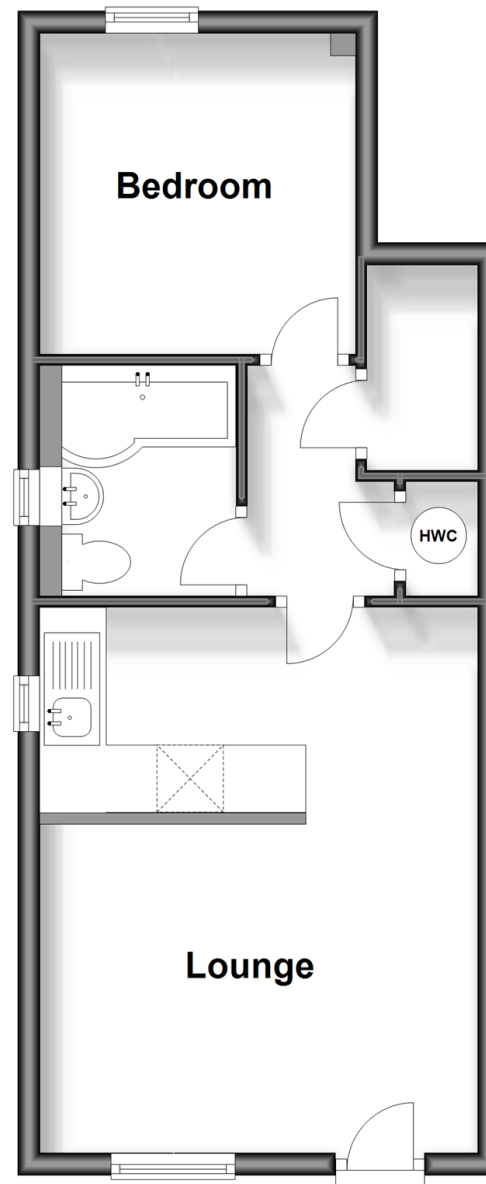
- Investors only - property being sold with a tenant in situ
- External photos only due to privacy concerns from the tenant
- Immaculate condition & very well looked after
- Allocated parking space
- Walking distance to town centre, station & Manor Park

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

Ground Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'6 x 9'8 (3.81m x 2.95m)

Kitchen: 6'11 x 6'5 (2.11m x 1.96m)

Bedroom : 9'3 x 9'3 (2.82m x 2.82m)

Bathroom: 6'3 x 4'11 (1.91m x 1.50m)

OUTSIDE

Allocated Parking

Communal Gardens

- 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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