



**Guide Price**  
**£230,000**

**Leasehold**

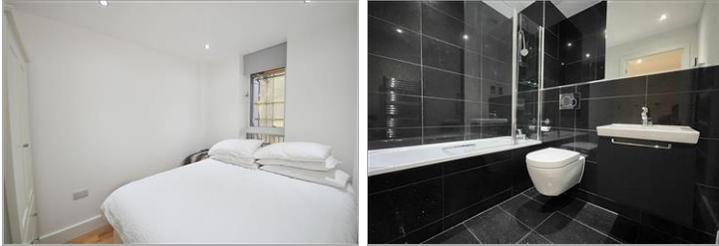
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**Sutton Court Road,  
Sutton, Surrey, SM1**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- No onward chain to wait for
- High specification, luxury apartment within lift serviced block
- High Street location, moments from Sutton station & shops/restaurants
- Private balcony
- Cladding recently replaced to comply with current safety standards

## Accommodation

### THIRD FLOOR

Entrance Hall

Kitchen Area: 7'7 x 5'11 (2.31m x 1.80m)

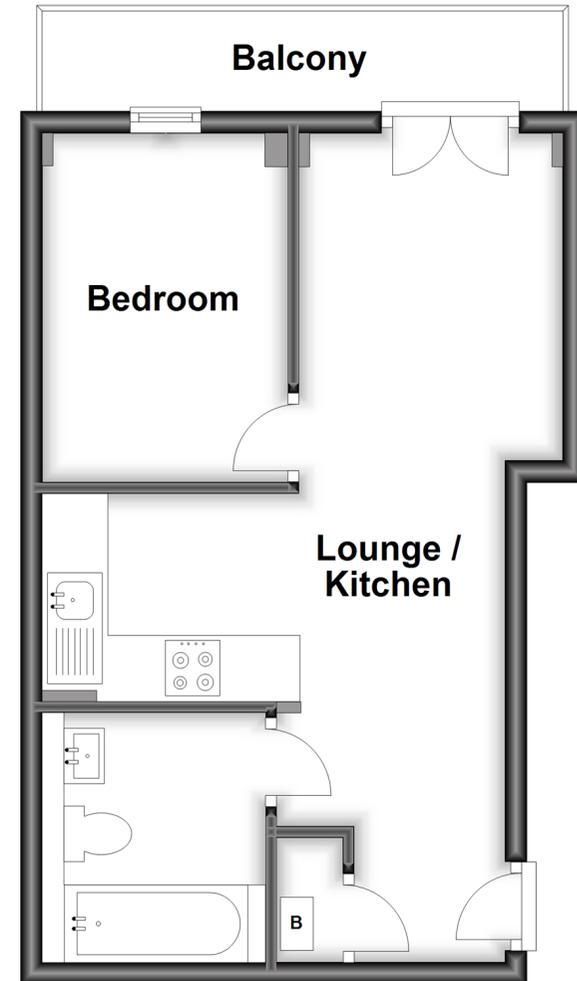
Lounge Area: 28'0 maximum x 7'7 (8.54m x 2.31m)

Bedroom: 10'10 x 7'7 (3.30m x 2.31m)

Bathroom: 7'7 x 7'3 (2.31m x 2.21m)

## Third Floor

Approx. 33.3 sq. metres (358.1 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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