



**Price**  
**£250,000**

**Leasehold**

2x  1x  1x 

**Carew Court, Basinghall  
Gardens, Sutton, Surrey,  
SM2**

**OVER 60?**

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



Video Tour available

**cubitt & west**  
Helping you move forwards



## Main features

- Generously sized apartment in popular development
- Private balcony with lovely views
- Garage en-bloc & residents permit parking
- Walking distance to Sutton station & high street
- Within the catchment area for Harris Academy & other popular schools

## Accommodation

### FOURTH FLOOR

- Entrance Hall
- Lounge/Diner: 17'0 x 10'1 (5.19m x 3.08m)
- Balcony
- Kitchen: 13'4 x 6'2 (4.07m x 1.88m)
- Bedroom 1: 13'7 x 9'5 (4.14m x 2.87m)
- Bedroom 2: 13'7 x 7'8 (4.14m x 2.34m)
- Bathroom : 5'2 x 4'5 (1.58m x 1.35m)
- Separate Toilet

### OUTSIDE

- Garage En-Bloc
- Residents Permit Parking
- Communal Gardens

## Fourth Floor

Approx. 63.9 sq. metres (688.1 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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