



OVER 60?

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

Price

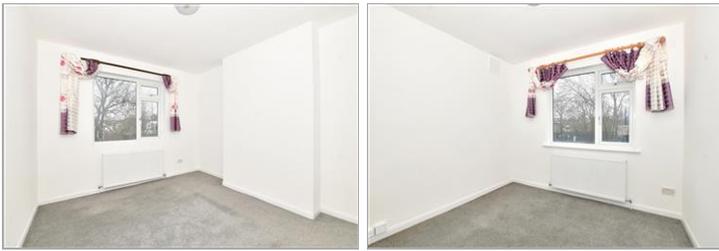
£290,000

Leasehold

2x  1x  1x 

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

cubitt & west
Helping you move forwards



Main features

- No onward chain to wait for
- Allocated parking space for one car & permit parking on street available
- Ready-to-move-into condition
- Shared garden to the rear of the property
- Walking distance from Sutton town centre & station

Accommodation

FIRST FLOOR

Entrance Hall

Lounge: 15'8 x 12'4 (4.78m x 3.76m)

Kitchen: 6'5 x 6'4 (1.96m x 1.93m)

Bedroom 1: 11'10 maximum x 10'5 maximum (3.61m x 3.18m)

Bedroom 2: 9'5 x 8'6 (2.87m x 2.59m)

Bathroom

OUTSIDE

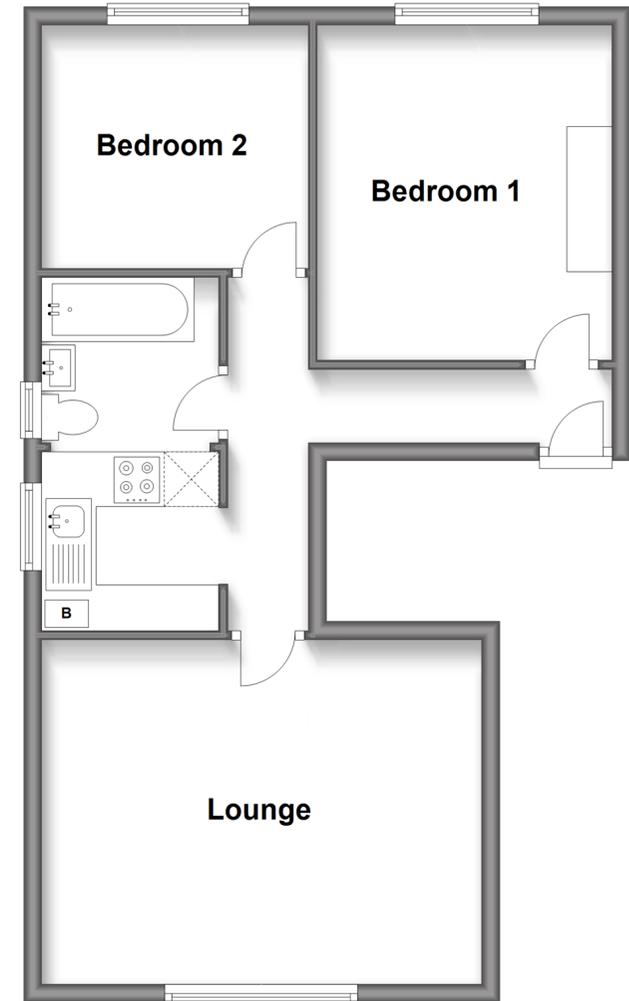
Allocated Parking

Private Garden Space

Outbuilding

First Floor

Approx. 53.3 sq. metres (573.9 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
- 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.



22015990/20240223/CR/KWK