



**Guide Price**  
**£235,000**

**Leasehold**

1x  1x  1x 

**Montford Court, St.**  
**James Avenue, Sutton,**  
**Surrey, SM1**

**OVER 60?**

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



Video Tour available

**cubitt&west**  
Helping you move forwards





## Main features

- No onward chain to wait for
- Recently renovated throughout to a wonderful standard
- Allocated parking space
- Walking distance to multiple stations & Sutton town centre
- The perfect first time buy or sturdy addition to an investment portfolio

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 14'7 x 10'9 (4.45m x 3.28m)

Kitchen: 10'0 x 7'1 (3.05m x 2.16m)

Bedroom: 11'1 x 10'2 (3.38m x 3.10m)

Bathroom: 7'1 x 6'5 (2.16m x 1.96m)

### OUTSIDE

Allocated Parking  
Communal Garden

## Ground Floor

Approx. 45.4 sq. metres (488.5 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.

