



**Offers In
Excess Of
£210,000
Leasehold**

2x  1x  1x 

**Delacy Court, Queens
Road, Sutton, Surrey,
SM2**



Video Tour available

cubitt & west
Helping you move forwards



Main features

- Retirement flat with private balcony
- Sought after Belmont village location
- Communal gardens and resident's lounge
- Allocated parking and lift access to all floors
- Sold with no onward chain



Nearest Schools

Primary Schools: Avenue Primary 0.4 miles, Devonshire Primary 1.4 miles, Cuddington Croft Primary 1.5 miles

Secondary Schools: The Harris Academy 0.5 miles, Stowford College 1.2 miles, Overton Grange School 1.4 miles



Transport Information

Train Stations: Belmont 0.2 miles, Cheam 1.3 miles, Banstead 1.3 miles

Accommodation

SECOND FLOOR

Entrance Hall

Lounge: 20'0 x 10'6 (6.10m x 3.20m)

Balcony

Kitchen: 7'8 x 7'5 (2.34m x 2.26m)

Bedroom 1: 17'4 x 9'1 up to fitted wardrobes (5.29m x 2.77m)

Bedroom 2: 17'1 x 10'0 (5.21m x 3.05m)

En-Suite Shower Room

Bathroom

OUTSIDE

Off Road Parking

Communal Gardens

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

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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