



Price

£200,000

Leasehold

2x  1x  1x 

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

cubitt&west
Helping you move forwards



Main features

- **First floor retirement apartment**
- **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

FIRST FLOOR

Entrance Hall

Lounge: 23'5 x 11'6 maximum (7.14m x 3.51m)

Kitchen: 7'3 x 6'9 (2.21m x 2.06m)

Bedroom 1: 15'3 maximum x 8'7 (4.65m x 2.62m)

Bedroom 2: 14'8 x 7'3 (4.47m x 2.21m)

Shower Room

OUTSIDE

Communal Gardens

Allocated Residents Parking

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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