



**Guide Price**  
**£240,000**

**Leasehold**

1x  1x  1x 

**Benhill Wood Road,  
Sutton, Surrey, SM1**

**OVER 60?**

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



**Video Tour available**

**cubitt&west**  
Helping you move forwards





## Main features

- Ample storage throughout the flat
- Entry Phone system for added security
- Generous sized lounge, perfect for entertaining guests
- Private allocated parking around the back of the block
- Modern fitted kitchen and bathroom ready to move into

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 18'5 x 13'7 (5.62m x 4.14m)

Kitchen: 9'3 x 6'4 (2.82m x 1.93m)

Bedroom : 11'9 x 8'9 (3.58m x 2.67m)

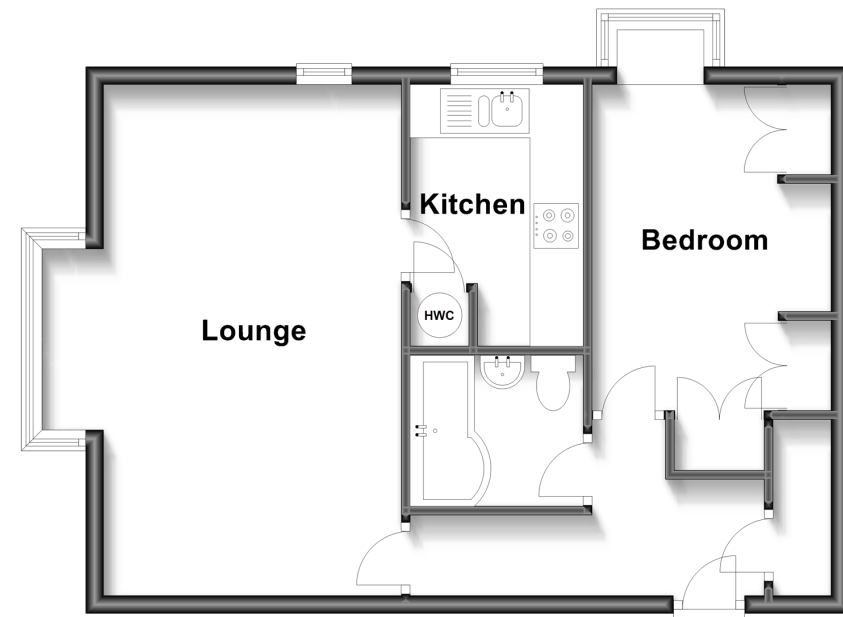
Bathroom: 6'4 x 5'4 (1.93m x 1.63m)

### OUTSIDE

Allocated Parking Space

### Ground Floor

Approx. 48.6 sq. metres (522.7 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
- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.