



**OVER 60?**

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



Video Tour available

**Price**

**£330,000**

**Leasehold**

2x  2x  1x 

**Washington Court,  
Overton Road, Sutton,  
Surrey, SM2**

**cubitt&west**  
Helping you move forwards





## Main features

- Located in the heart of South Sutton close to excellent transport links
- No onward chain to wait for
- Benefits from bathroom and an en-suite shower room
- Moments away from local Parks and Schools
- Perfect property to put your own stamp on

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge: 18'11 x 13'7 (5.77m x 4.14m)

Kitchen: 8'0 x 5'11 (2.44m x 1.80m)

Bedroom 1: 12'7 x 9'9 (3.84m x 2.97m)

En-Suite Shower Room

Bedroom 2: 12'11 x 6'8 (3.94m x 2.03m)

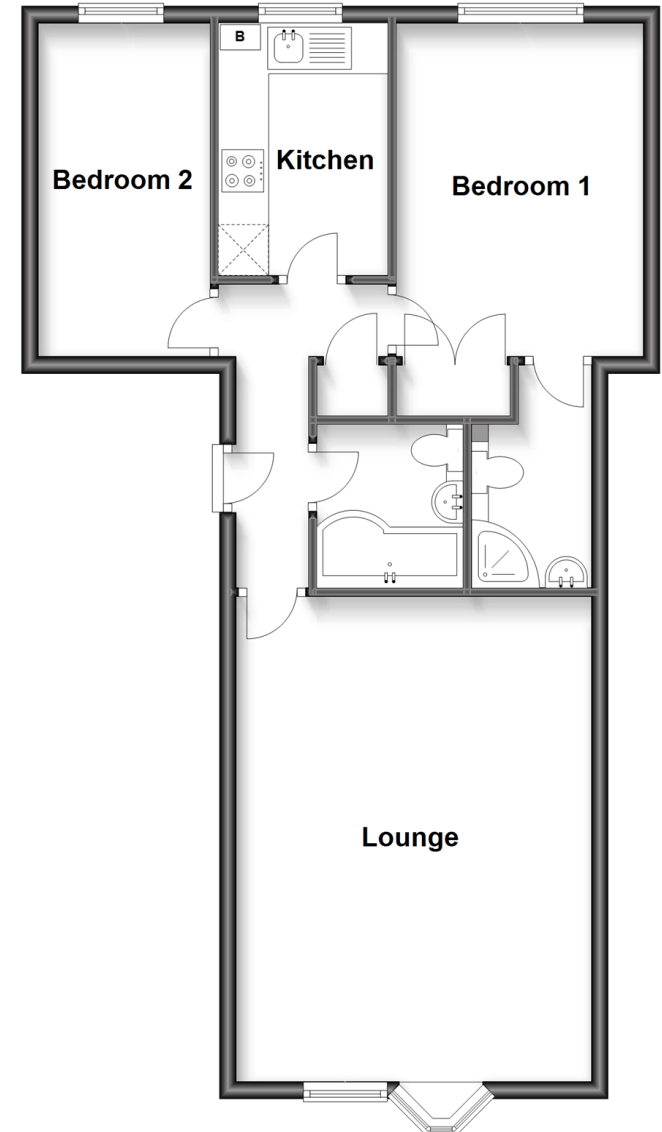
Bathroom

### OUTSIDE

Allocated Parking

## Second Floor

Approx. 64.5 sq. metres (694.7 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
- 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.



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