



**Guide Price**  
**£240,000**

**Leasehold**

1x  1x  1x 

**Kingswood Drive,  
Sutton, Surrey, SM2**

**OVER 60?**

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



Video Tour available

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully kept apartment in the heart of Belmont Heights
- Walking distance to Overton Park & Belmont Village
- Allocated parking & pretty communal grounds to enjoy
- No onward chain to wait for
- Superb choice for those looking to get onto the property ladder

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge/Diner: 14'3 x 13'10 (4.35m x 4.22m)

Kitchen: 9'2 x 6'1 (2.80m x 1.86m)

Bedroom : 12'9 x 9'0 (3.89m x 2.75m)

Bathroom: 7'4 x 6'1 (2.24m x 1.86m)

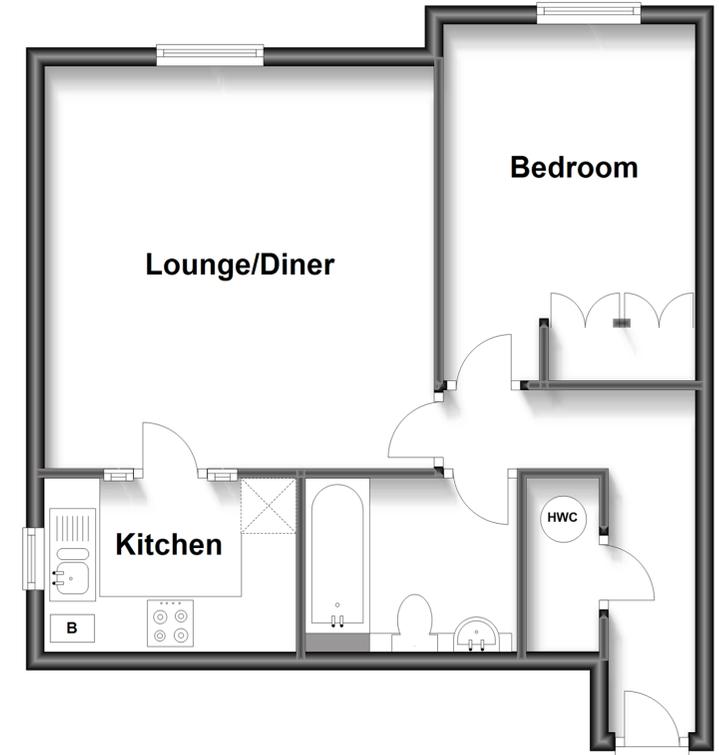
### OUTSIDE

Communal Gardens

Allocated Parking

## First Floor

Approx. 46.8 sq. metres (503.8 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.



22017113/20230412/KV/KWK