



**Price**  
**£325,000**

**Leasehold**

2x  1x  1x 

**Holly Court, Worcester  
Road, Sutton, Surrey,  
SM2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- No onward chain to wait for
- Sought after South Sutton location
- Walking distance to Sutton station and town centre
- Refurbished and modern kitchen and bathroom
- Bright and spacious lounge

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 19'0 x 10'9 (5.80m x 3.28m)

Kitchen: 14'4 x 8'8 (4.37m x 2.64m)

Bedroom 1: 13'4 x 9'10 (4.07m x 3.00m)

Bedroom 2: 13'4 x 8'2 (4.07m x 2.49m)

Bathroom

### OUTSIDE

Garage

Communal Gardens

**Ground Floor**  
Approx. 72.4 sq. metres (779.7 sq. feet)



**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
- 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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