



**OVER 60?**

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

**Price**

**£320,000**

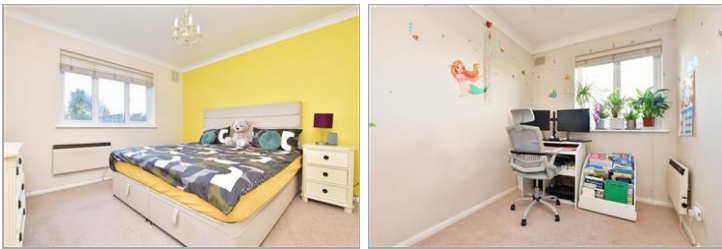
**Leasehold**

2x  1x  1x 

**Canford Court, Epsom  
Road, Sutton, Surrey,  
SM3**

**cubitt&west**  
Helping you move forwards





## Main features

- Allocated parking to the rear of the building
- Well located for transport links and local amenities
- Bright and spacious lounge
- Security entry system
- Access to Morden tube station - ideal for commuters

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 15'6 x 12'2 (4.73m x 3.71m)

Kitchen: 8'5 x 6'8 (2.57m x 2.03m)

Bedroom 1: 11'8 x 11'6 (3.56m x 3.51m)

Bedroom 2: 11'9 x 7'0 (3.58m x 2.14m)

Bathroom : 8'4 x 6'0 (2.54m x 1.83m)

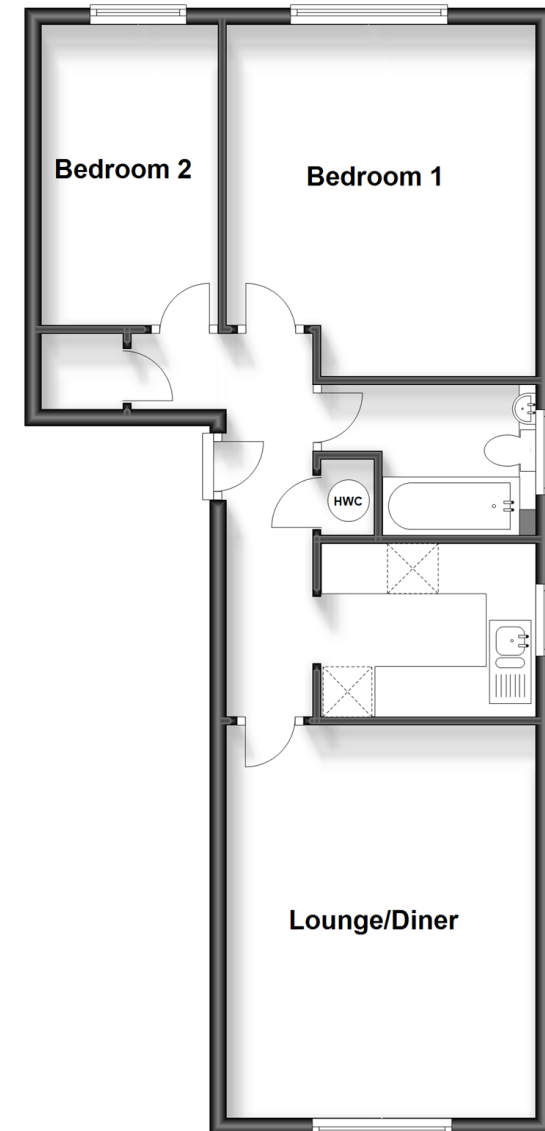
### OUTSIDE

Allocated Parking

Communal Garden

## Ground Floor

Approx. 58.5 sq. metres (629.4 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.

