



**Price**

**£300,000**

**Leasehold**

2x  1x  1x 

**Linley Court, Thicket  
Road, Sutton, Surrey,  
SM1**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- **Superb location close to the High Street**
- **Unique building with great kerb appeal**
- **Extremely long lease, 900+ years**
- **Recently refurbished bathroom and kitchen**
- **Garage en-bloc - Parking never an issue!**

## Accommodation

### SECOND FLOOR

Entrance Hall

Living Room: 11'9 x 11'9 (3.58m x 3.58m)

Kitchen: 9'5 x 6'4 (2.87m x 1.93m)

Bedroom 1: 12'4 x 11'0 (3.76m x 3.36m)

Bedroom 2: 12'5 x 7'8 (3.79m x 2.34m)

Shower Room: 9'0 x 4'6 (2.75m x 1.37m)

### OUTSIDE

Garage

Residents Permit Parking

## Second Floor

Approx. 54.2 sq. metres (583.8 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
- 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.