



**OVER 60?**

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

**Price**

**£295,000**

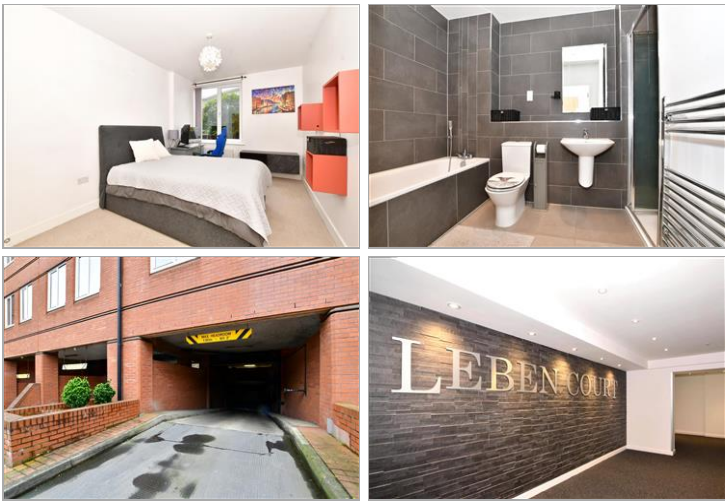
**Leasehold**

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**Leben Court, Sutton  
Court Road, Sutton,  
Surrey, SM1**

**cubitt&west**  
Helping you move forwards





## Main features

- Contemporary and spacious apartment
- Walking distance to Sutton station and town centre
- Secure allocated parking - gated car park
- Ample storage throughout
- Large bedroom with built in wardrobes

## Accommodation

### FIRST FLOOR

#### Entrance Hall

Lounge Area: 19'7 x 14'6 (5.97m x 4.42m)

Kitchen Area: 9'6 x 7'5 (2.90m x 2.26m)

Bedroom: 15'6 up to fitted wardrobes x 9'3 (4.73m x 2.82m)

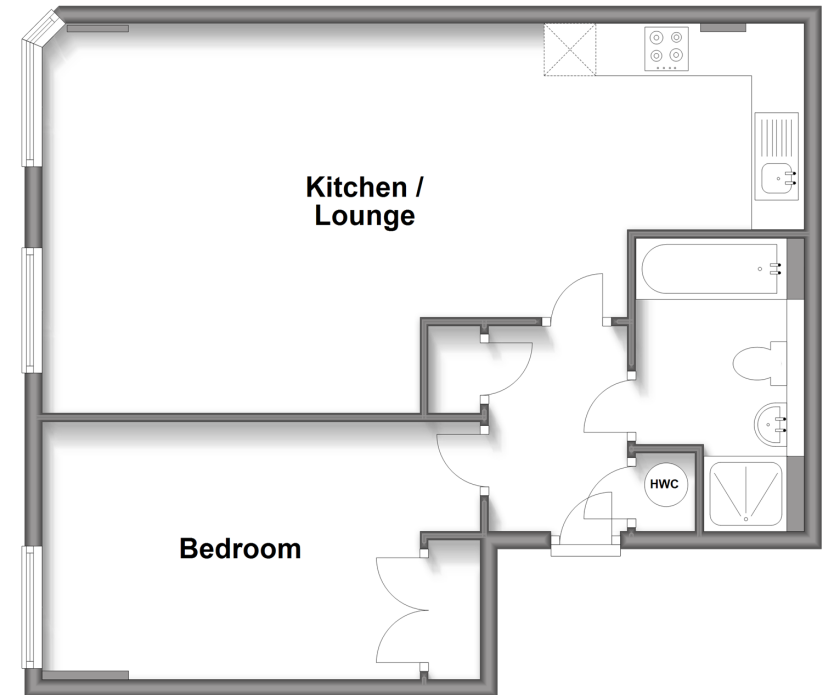
Bathroom: 10'5 x 6'2 (3.18m x 1.88m)

### OUTSIDE

Allocated Parking

### First Floor

Approx. 59.6 sq. metres (641.6 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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