



**Price**

**£250,000**

**Leasehold**

1x  1x  1x 

**Montford Court, St.  
James Avenue, Sutton,  
Surrey, SM1**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- **Allocated parking space for ultimate convenience**
- **Ready to move into condition**
- **Walking distance to Sutton Town Centre & Cheam Village**
- **Close to handy bus routes & less than a mile to three train stations**
- **Ideal investment purchase or first step onto the property ladder**

## Accommodation

### FIRST FLOOR

Entrance Hall  
 Lounge/Diner: 14'8 x 11'0 (4.47m x 3.36m)  
 Kitchen: 10'2 x 7'0 (3.10m x 2.14m)  
 Bedroom : 11'3 x 10'2 (3.43m x 3.10m)  
 Bathroom

### OUTSIDE

Allocated Parking

## First Floor

Approx. 45.4 sq. metres (488.5 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
- 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.