



**OVER 60?**

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



Video Tour available

**Price**

**£300,000**

**Leasehold**

2x  1x  1x 

**Sydney Road, Sutton,  
Surrey, SM1**

**cubitt&west**  
Helping you move forwards





## Main features

- Ideal for first time buyers
- Immaculate apartment, recently refurbished throughout
- Garage en-bloc
- Conveniently located, walking distance to Sutton High Street
- Excellent transport links - two train stations close by

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge: 16'2 x 13'8 (4.93m x 4.17m)

Kitchen: 10'8 x 7'2 (3.25m x 2.19m)

Bedroom 1: 12'4 x 8'9 (3.76m x 2.67m)

Bedroom 2: 12'3 x 7'1 (3.74m x 2.16m)

Bathroom

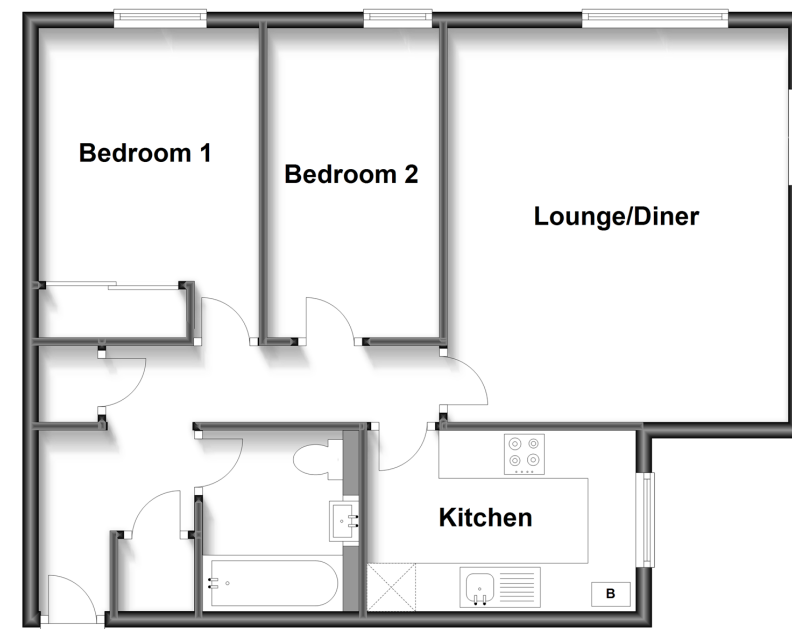
### OUTSIDE

Garage En-Bloc

Communal Gardens

### Second Floor

Approx. 63.3 sq. metres (681.5 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.