



**Price**

**£250,000**

**Leasehold**

1x  1x  1x 

**Holly Court, Worcester  
Road, Sutton, Surrey,  
SM2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Large apartment in the heart of South Sutton
- Allocated parking space
- Equidistant to Cheam & Sutton stations
- Private balcony overlooking well kept communal gardens
- Recently renovated kitchen & bathroom

## Accommodation

### FIRST FLOOR

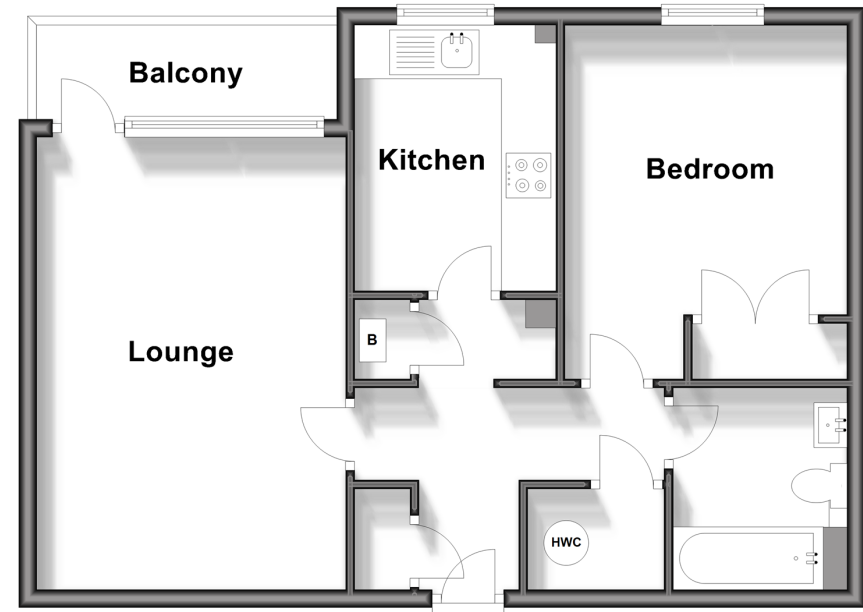
Entrance Hall  
 Lounge: 16'8 x 10'9 (5.08m x 3.28m)  
 Balcony  
 Kitchen: 9'8 x 7'4 (2.95m x 2.24m)  
 Bedroom : 13'5 x 10'4 (4.09m x 3.15m)  
 Bathroom: 7'3 x 6'6 (2.21m x 1.98m)

### OUTSIDE

Allocated Parking  
 Communal Gardens

## First Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ 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.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



22004286/20241106/EWK/KWK