



**Guide Price**

**£275,000**

**Leasehold**

2x  1x  1x 

**Westmoreland Drive,  
Sutton, Surrey, SM2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Allocated parking space within the development's car park
- Private Balcony overlooking communal grounds
- Spacious dimensions throughout
- Ready to move into condition
- Walking distance to Sutton High Street & Mainline Station

## Accommodation

### THIRD FLOOR

Entrance Hall

Lounge: 16'6 x 12'3 (5.03m x 3.74m)

Balcony

Kitchen: 10'7 x 7'5 (3.23m x 2.26m)

Bedroom 1: 13'3 x 10'6 (4.04m x 3.20m)

bedroom 2: 10'8 x 7'7 (3.25m x 2.31m)

Bathroom

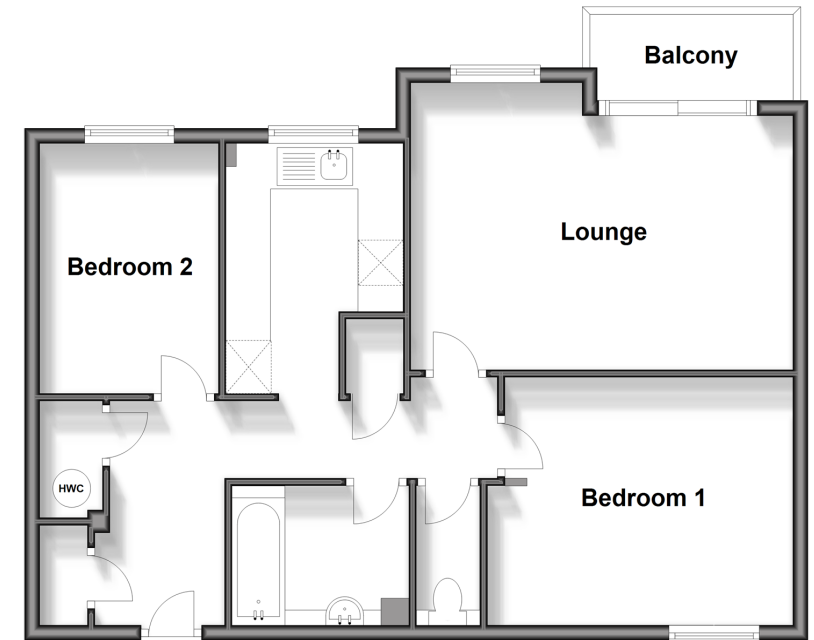
### OUTSIDE

Allocated Parking

Communal Gardens

### Third Floor

Approx. 66.1 sq. metres (712.0 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
- 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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