



**Modern
Auction**

**£250,000
Leasehold**

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**Kristina Court, Overton
Road, Sutton, Surrey,
SM2**

cubitt&west
Helping you move forwards



Main features

- Walking distance to Station and High Street
- Newly refurbished
- No onward chain
- For sale by Modern Auction – T&C's apply
- Subject to an undisclosed Reserve Price
- Buyer's fees apply

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'1 x 13'7 (4.60m x 4.14m)

Kitchen: 17'5 x 7'8 (5.31m x 2.34m)

Bedroom 1: 13'3 x 10'7 (4.04m x 3.23m)

Bathroom: 7'2 x 6'8 (2.19m x 2.03m)

OUTSIDE

Allocated Parking Space

Communal Gardens

Ground Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



Call Sutton - 020 8661 0330 ■ 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



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