



**Guide Price**

**£300,000**

**Leasehold**

2x  2x  1x 

**Albion Road, Sutton,  
Surrey, SM2**

**cubitt&west**  
Helping you move forwards





## Main features

- Well maintained block in South Sutton close to station
- Spacious open plan living
- Chain free and in good condition
- Walking distance to a choice of sought after schools
- En-suite shower room plus family bathroom

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Lounge: 27'8 x 10'8 (8.44m x 3.25m)

Bedroom 1: 13'9 x 10'2 (4.19m x 3.10m)

En-Suite Shower Room

Bedroom 2: 12'2 x 8'6 (3.71m x 2.59m)

Bathroom: 8'2 x 6'5 (2.49m x 1.96m)

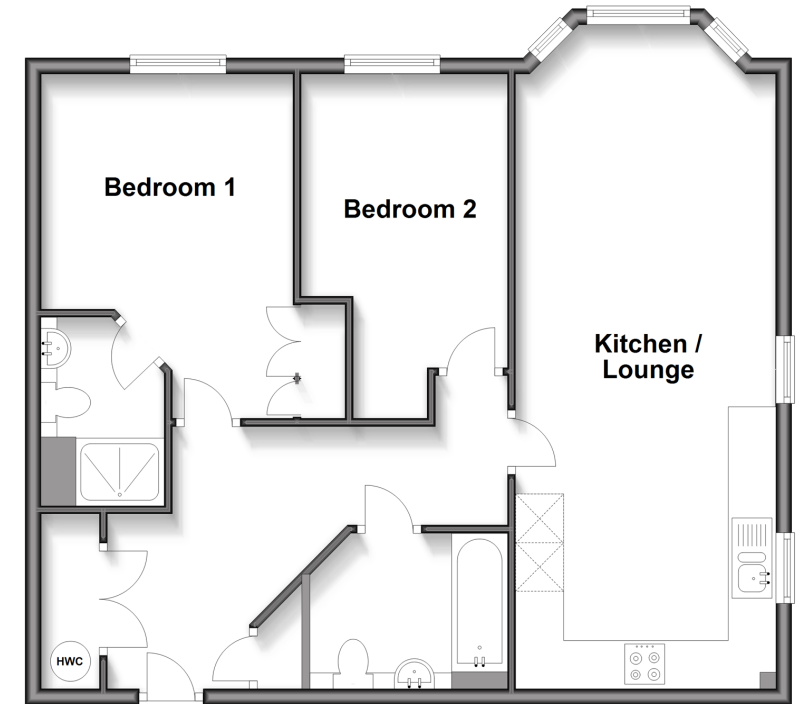
### OUTSIDE

Allocated Parking

Communal Garden

### Ground Floor

Approx. 71.7 sq. metres (772.1 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



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