



**Guide Price**  
**£210,000**

**Leasehold**

1x  1x  1x 

**Sevenoaks Close,  
Belmont Heights,  
Sutton, Surrey, SM2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- No onward chain
- Extremely large lounge with separate kitchen
- Moments from Belmont Village and station
- Quiet location surrounded by beautiful green areas
- Well-maintained block in a desirable area

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge: 15'9 x 15'6 (4.80m x 4.73m)

Kitchen: 10'9 x 7'0 (3.28m x 2.14m)

Bedroom: 12'5 x 8'7 (3.79m x 2.62m)

Bathroom: 8'1 x 7'3 (2.47m x 2.21m)

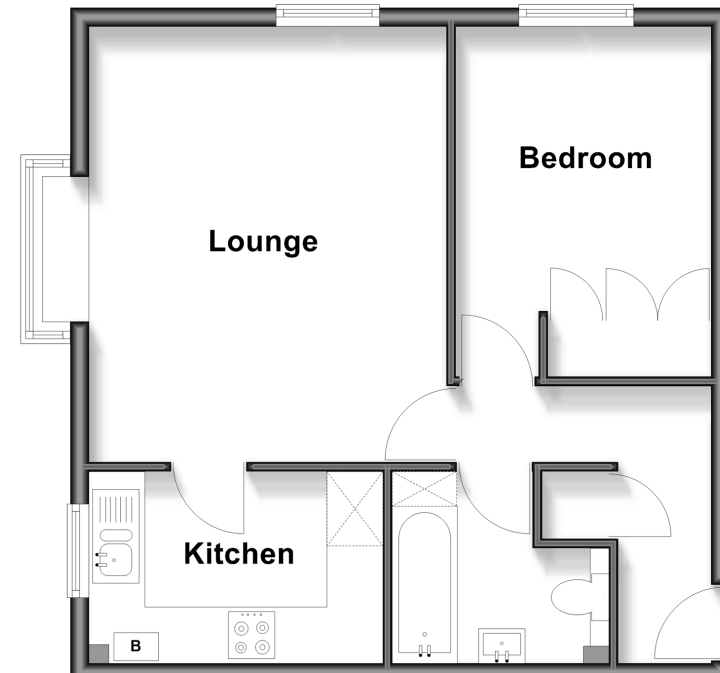
### OUTSIDE

Allocated Parking

Communal Garden

## First Floor

Approx. 45.9 sq. metres (494.3 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



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