



**Price**  
**£325,000**

**Leasehold**

2x  1x  1x 

**Stephenson Court,  
Station Approach,  
Belmont, Sutton, Surrey,  
SM2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Chain-free, allowing for a quick sale
- Allocated parking
- Superb location, just moments from Cheam Station
- Generously proportioned bedrooms offering comfortable living space
- Conveniently situated close to the shops and amenities of Cheam Village

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge/Diner: 19'0 x 10'10 (5.80m x 3.30m)

Kitchen: 10'6 x 6'7 (3.20m x 2.01m)

Bedroom 1: 14'9 x 8'10 (4.50m x 2.69m)

Bedroom 2: 14'9 x 6'11 (4.50m x 2.11m)

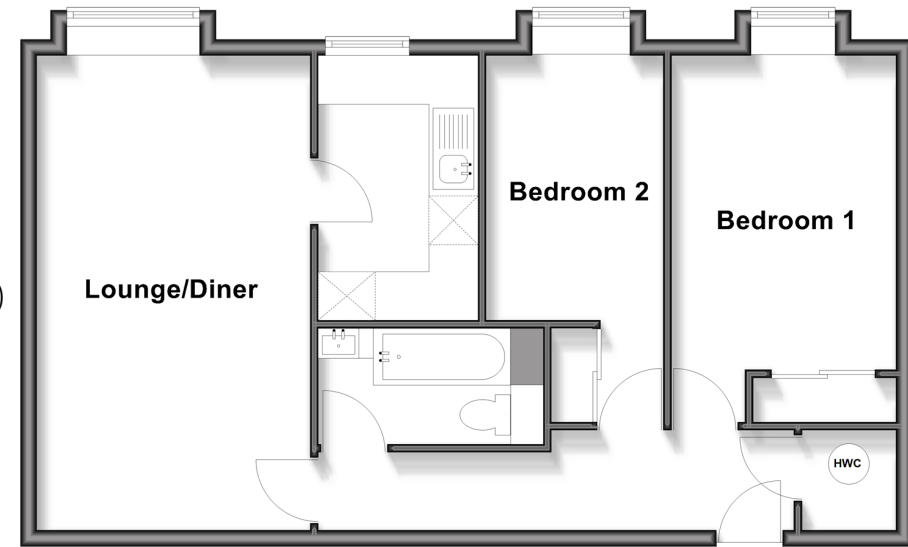
Bathroom

### OUTSIDE

Allocated Parking

Garage

**Second Floor**  
Approx. 63.0 sq. metres (678.1 sq. feet)



**Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk**

■ 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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