



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£260,000

Leasehold

2x 1x 1x

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

cubitt & west
Helping you move forwards



Main features

- **No onward chain to wait for**
- **Private balcony overlooking the pretty communal gardens**
- **Garage en-bloc**
- **Spacious dimensions & generous storage**
- **Ready to move in to condition**

Accommodation

SECOND FLOOR

Entrance Hall

Lounge: 15'7 x 11'8 (4.75m x 3.56m)

Balcony

Kitchen: 9'8 x 7'5 (2.95m x 2.26m)

Bedroom 1: 11'1 maximum x 10'1 (3.38m x 3.08m)

Bedroom 2: 9'8 x 7'5 (2.95m x 2.26m)

Bathroom

Separate Toilet

OUTSIDE

Garage En-Bloc

Second Floor

Approx. 63.6 sq. metres (684.3 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



CURRENT:
C(71)

POTENTIAL:
C(79)



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