



**OVER 60?**

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

**Price**

**£270,000**

**Leasehold**

2x  1x  1x 

**All Saints Road, Sutton,  
Surrey, SM1**

**cubitt & west**  
Helping you move forwards



## Main features

- Walking distance to Sutton Common station
- Modern kitchen and both bedrooms are doubles
- Allocated parking space
- Lease in excess of 170 years
- Moments from Sutton town centre

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 18'3 x 11'11 (5.57m x 3.63m)

Kitchen: 10'9 x 7'6 (3.28m x 2.29m)

Bedroom 1: 14'6 x 8'9 (4.42m x 2.67m)

Bedroom 2: 9'11 x 7'11 (3.02m x 2.41m)

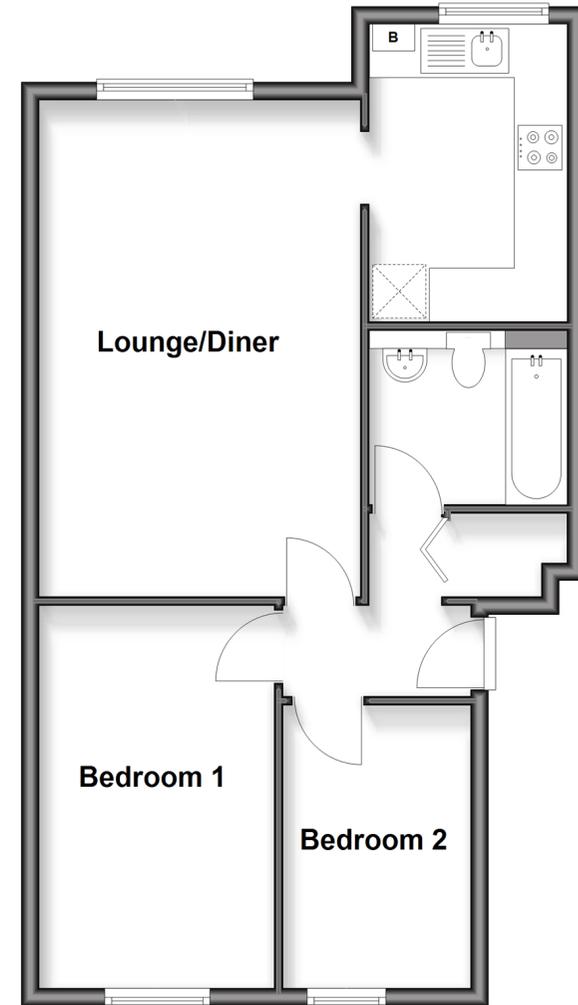
Bathroom: 7'6 x 6'3 (2.29m x 1.91m)

### OUTSIDE

Allocated Parking  
Communal Gardens

## Ground Floor

Approx. 56.7 sq. metres (610.8 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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