



Price

£280,000

Leasehold

2x  1x  1x 

Ambleside Gardens,  
Sutton, Surrey, SM2

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Sough after South Sutton location close to the station
- Recently refurbished and in beautiful condition
- Garage en-bloc
- Excellent size rooms and ample storage throughout
- Choice of popular primary and secondary schools nearby

## Accommodation

### THIRD FLOOR

Entrance Hall

Lounge: 14'3 x 14'2 (4.35m x 4.32m)

Kitchen: 10'4 x 7'2 (3.15m x 2.19m)

Bedroom 1: 14'4 x 9'4 (4.37m x 2.85m)

Bedroom 2: 10'0 x 8'0 (3.05m x 2.44m)

Bathroom: 7'1 x 6'11 (2.16m x 2.11m)

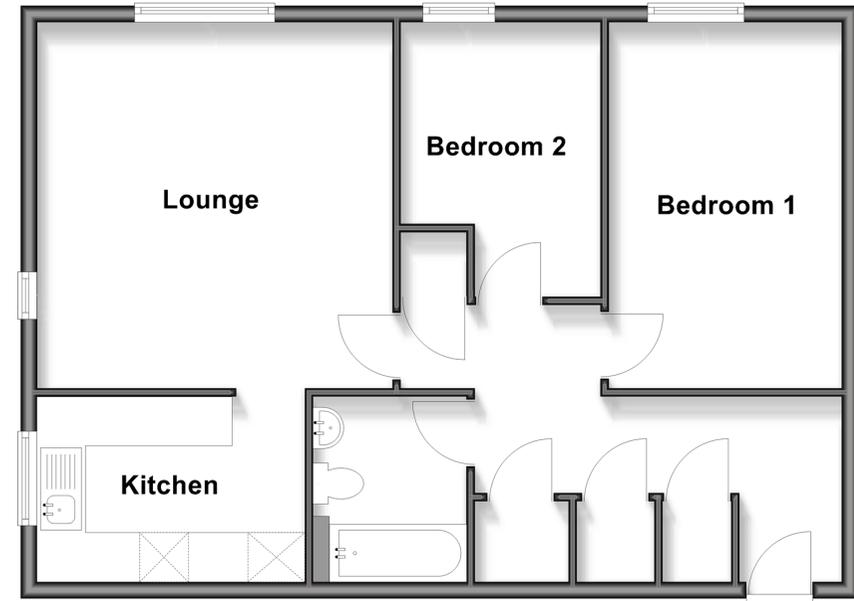
### OUTSIDE

Garage En Bloc

Communal Gardens

### Third Floor

Approx. 67.0 sq. metres (721.0 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



22018337/20260102/AFO/JB