



**Price**  
**£350,000**

**Leasehold**

2x  2x  1x 

**Northpoint Close,  
Sutton, Surrey, SM1**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Immaculately presented high specification flat
- En-suite shower room
- Allocated parking space
- Highly sought after location within close proximity to all local amenities
- Large living room with direct access to private balcony
- Lift serviced and on onward chain

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge: 19'5 x 11'3 (5.92m x 3.43m)

Balcony

Kitchen: 10'9 x 7'2 (3.28m x 2.19m)

Bedroom 1: 17'0 x 10'6 (5.19m x 3.20m)

En-Suite Shower Room

Bedroom 2: 11'3 x 9'2 (3.43m x 2.80m)

Bathroom: 7'2 x 6'1 (2.19m x 1.86m)

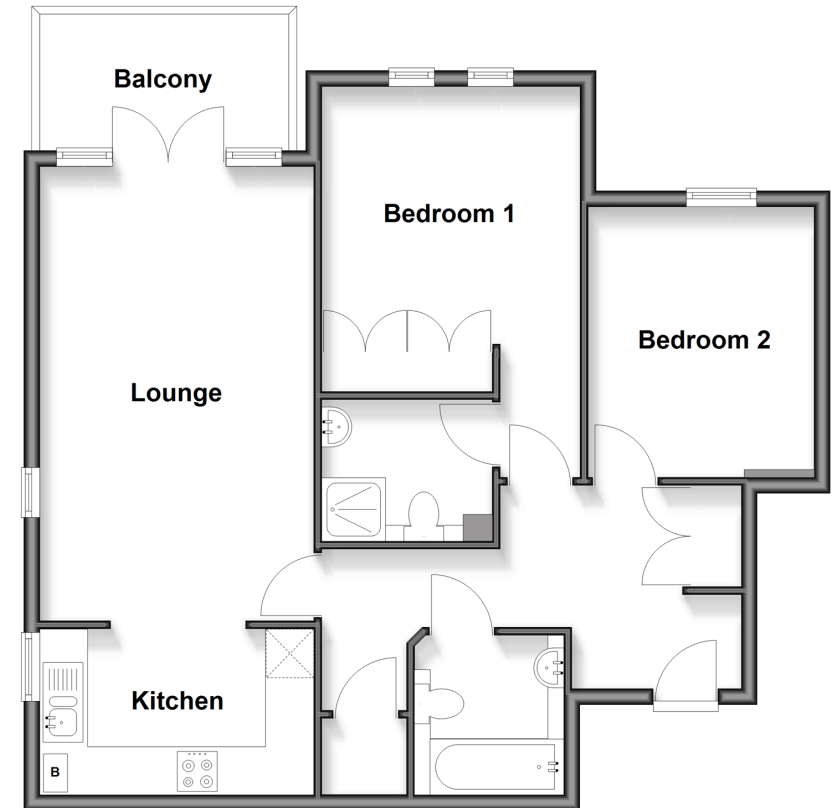
### OUTSIDE

Allocated Parking

Communal Garden

## First Floor

Approx. 69.6 sq. metres (749.1 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 59% less, by purchasing a Lifetime Lease



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