



**OVER 60?**

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

**Price**  
**£310,000**

**Share of  
Freehold**

2x 🛏️ 1x 🚿 1x 🚗

**Montana Gardens,  
Sutton, Surrey, SM1**

**cubitt & west**  
Helping you move forwards



## Main features

- Immaculately presented apartment in ready to move in to condition
- Secure, allocated parking space within a communal garage
- Private balcony
- Open plan living with a recently renovated kitchen
- Walking distance to Sutton High Street and Mainline station

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge/Kitchen: 18'8 x 14'2 (5.69m x 4.32m)

Bedroom 1: 14'0 maximum x 10'3 maximum (4.27m x 3.13m)

Bedroom 2: 14'1 maximum x 7'7 (4.30m x 2.31m)

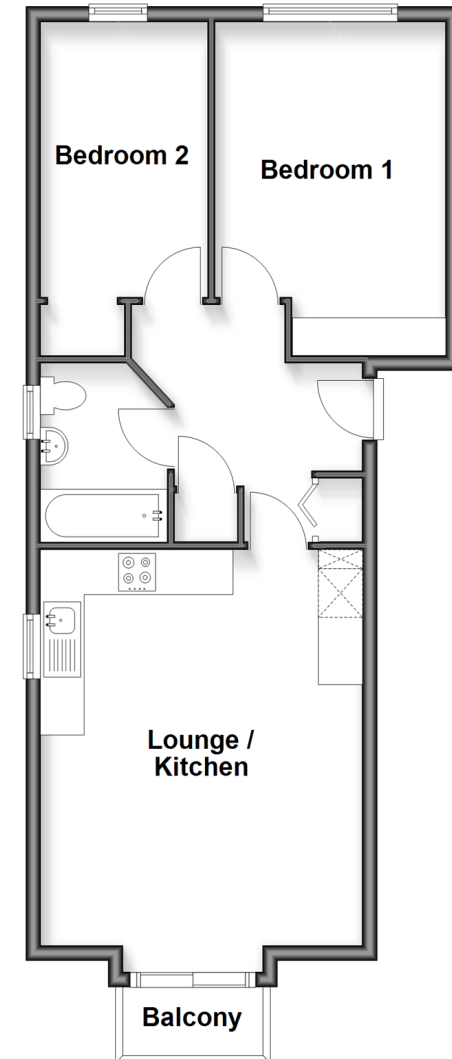
Bathroom

### OUTSIDE

Secure Allocated Parking  
Communal Garden

## Second Floor

Approx. 59.3 sq. metres (638.1 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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