



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

Price

£265,000

Leasehold

2x 1x 1x

**Ambleside Gardens,
Sutton, Surrey, SM2**

cubitt & west
Helping you move forwards



Main features

- Spacious third/top floor flat
- Large lounge filled with natural light
- Allocated parking and communal gardens
- Loft access and ample storage spaces
- A short walk to Sutton station with all local amenities on your doorstep

Accommodation

THIRD FLOOR

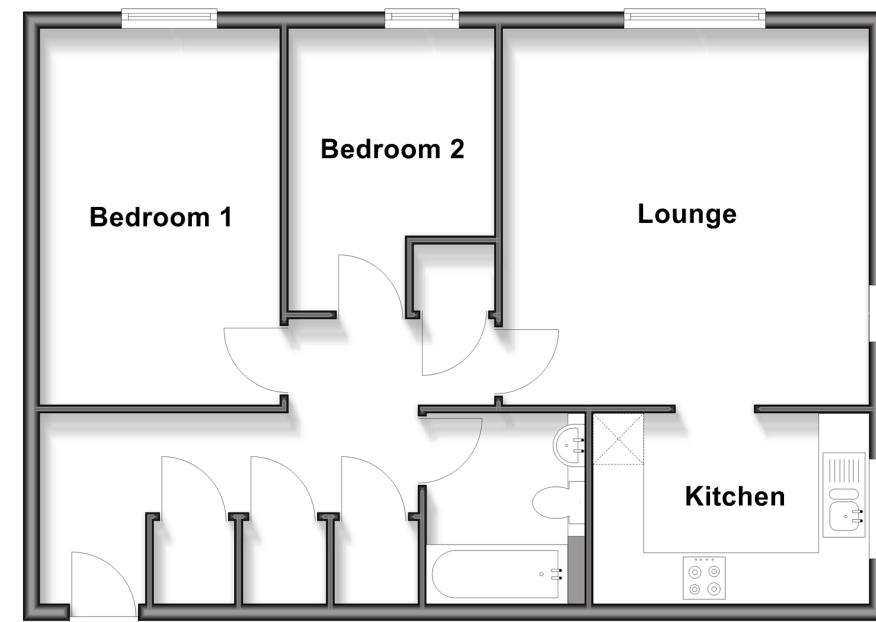
- Entrance Hall
- Lounge: 14'3 x 14'3 (4.35m x 4.35m)
- Kitchen: 10'6 x 7'3 (3.20m x 2.21m)
- Bedroom 1: 14'6 x 9'6 (4.42m x 2.90m)
- Bedroom 2: 11'0 x 8'0 (3.36m x 2.44m)
- Bathroom

OUTSIDE

- Allocated Parking
- Communal Gardens

Third Floor

Approx. 67.0 sq. metres (721.0 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
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

EPC RATING:

CURRENT: C(72)

POTENTIAL: C(75)

The Property
Ombudsman

INVESTORS
IN PEOPLE
22017574/20250911/CR/TA