



**Price**

**£265,000**

**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

- **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

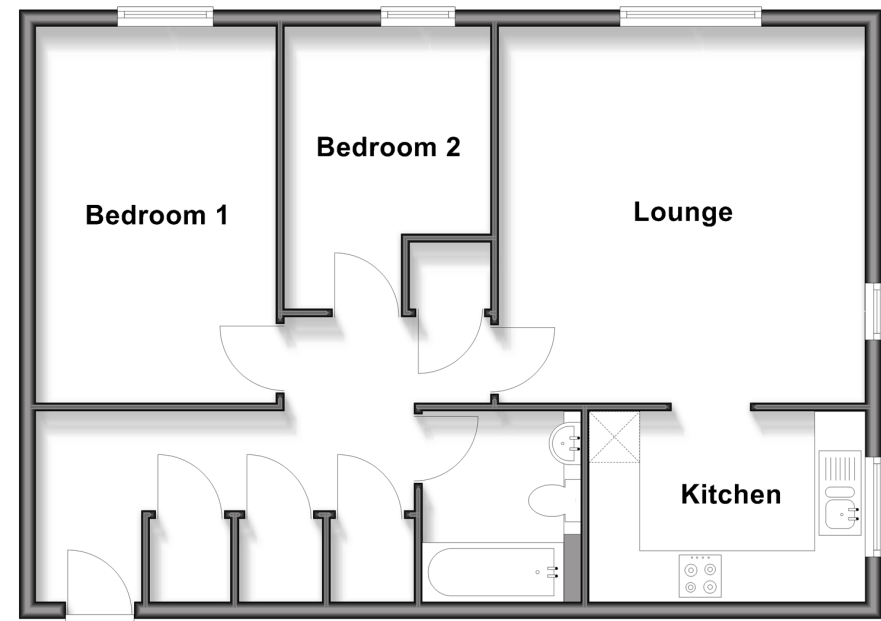
### OUTSIDE

Allocated Parking

Communal Gardens

### Third Floor

Approx. 67.0 sq. metres (721.0 sq. feet)



**Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://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