



**Guide Price**  
**£180,000**

**Leasehold**

1x  1x  1x 

**Abbotsleigh Close,  
Sutton, Surrey, SM2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- No onward chain to wait for
- Quiet cul-de-sac location in South Sutton
- First come first serve residents' parking
- Scope to improve and make your own
- Sound investment opportunity or first step onto the property ladder

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge/Diner: 14'10 x 11'9 (4.52m x 3.58m)

Kitchen: 14'10 x 5'10 (4.52m x 1.78m)

Bedroom: 14'2 x 10'6 (4.32m x 3.20m)

Bathroom

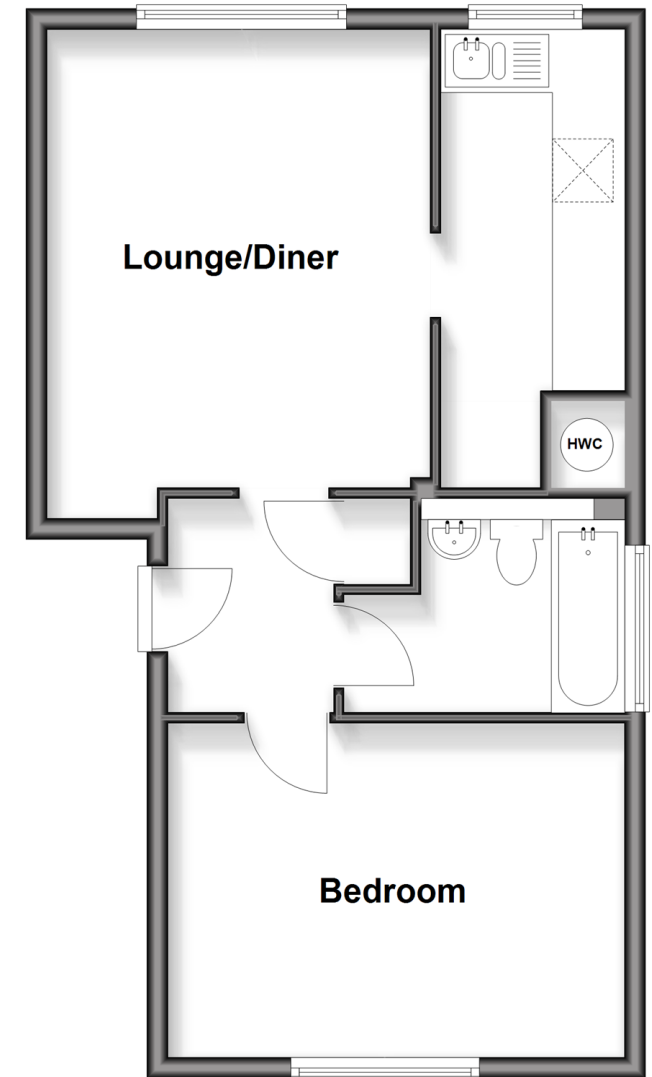
### OUTSIDE

Communal Gardens

Residents Parking

## First Floor

Approx. 47.8 sq. metres (514.0 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



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