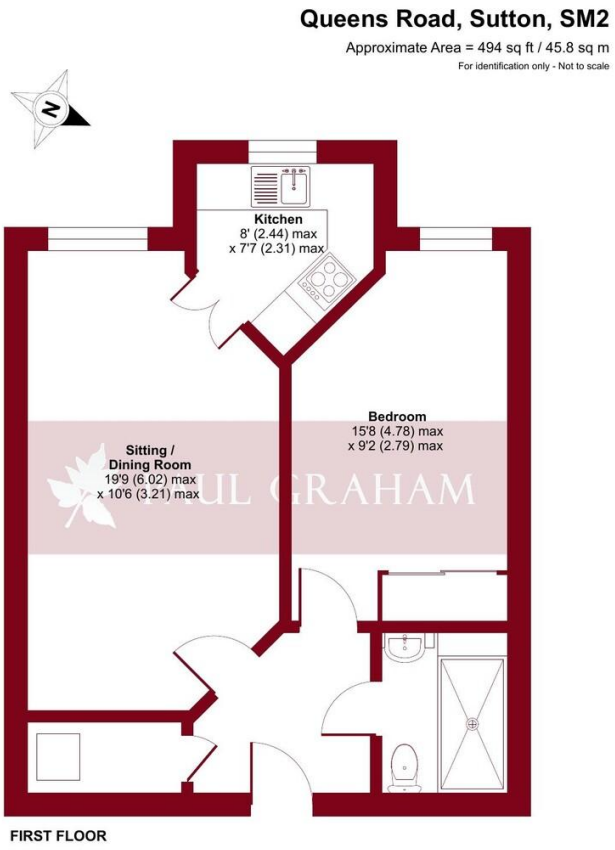






Flat 24 DeLacy Court, Queens Road, Sutton, SM2 6BQ | **Guide Price £110,000**

A spacious one bedroom first floor retirement apartment in DeLacy Court, ideally situated in the heart of Belmont, close to the village shops and station. Offering an opportunity to update and personalise, the property benefits from lift access, residents' parking, communal gardens and a range of shared facilities, including a residents' lounge and guest suite. EPC rating B



ENTRANCE HALL

SITTING/DINING ROOM 19' 9" x 10' 6" (6.02m x 3.2m)

KITCHEN 8' 0" x 7' 7" (2.44m x 2.31m)

BEDROOM 15' 8" x 9' 2" (4.78m x 2.79m)

BATHROOM

1ST FLOOR FLAT

NO ONWARD CHAIN

FOR PERSONS AGED 60+

LIFT ACCESS TO ALL FLOORS

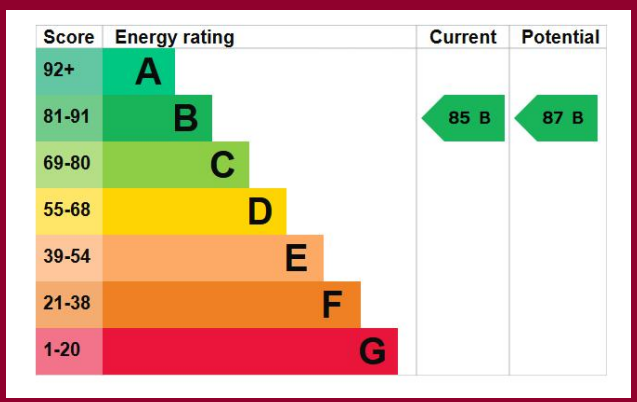
AMPLE PARKING FOR RESIDENTS

ON-SITE MANAGEMENT





IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.



CARSHALTON
Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200
Email. carshalton@paulgraham.co.uk

WALLINGTON
Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201
Email. wallington@paulgraham.co.uk