



Guide Price
£280,000

Leasehold

2x  1x  1x 

**Bute Court, London,
Surrey, SM6**

OVER 60?

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



Video Tour available

cubitt&west
Helping you move forwards



Main features

- **Maisonette set in popular low maintenance development**
- **Perfect for first time buyers, couples and downsizers**
- **Own garden to rear, area of lawn with borders**
- **Property located close to town centre and station**
- **Ready to move straight into**
- **No onward chain!**

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge/Diner: 13'2 into bay x 10'9 (4.02m x 3.28m)
 Kitchen: 10'6 x 7'2 into fitted units (3.20m x 2.19m)
 Bathroom: 8'3 x 4'3 (2.52m x 1.30m)
 Separate Toilet
 Bedroom 1: 11'2 x 10'9 (3.41m x 3.28m)
 Bedroom 2: 8'5 x 6'7 (2.57m x 2.01m)

OUTSIDE

Rear Garden

Ground Floor

Approx. 49.6 sq. metres (533.7 sq. feet)



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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 59% less, by purchasing a Lifetime Lease.