



**Guide Price**  
**£280,000**

**Leasehold**

2x  1x  1x 

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

**OVER 60?**

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



**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)



**Call Wallington - 020 8647 0011 ■ cubittandwest.co.uk**

- 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.



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