



**Bute Court, Wallington SM6 8AG**





**welcome to**

**Bute Court, Wallington**

This bright, spacious and stylishly presented flat is quietly tucked away in a peaceful cul-de-sac just a short walk from Wallington station and a selection of nearby amenities.



This bright, spacious and stylishly presented flat is quietly tucked away in a peaceful cul-de-sac just a short walk from Wallington station and a selection of nearby amenities. Found on the ground floor, this lovely apartment presents two bedrooms, stunning bay fronted lounge with plantation shutters, modern fitted kitchen, smart bathroom and a private garden plot to the rear. Bute Court is a small development set back from Bute Road, offering peaceful surroundings in a central location. Having been beautifully maintained by the existing owner the flat is ready for immediate occupation and benefits from a long lease. Call now to fully appreciate this fantastic flat in all its glory!



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welcome to

## Bute Court, Wallington

- TWO BEDROOM GROUND FLOOR FLAT
- LIGHT AND AIRY THROUGHOUT
- PRIVATE GARDEN PLOT TO REAR
- PEACEFUL ENVIRONMENT
- CLOSE TO WALLINGTON STATION AND AMENITIES

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLG105639 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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