



15 Bute Court, Bute Road, Wallington, Surrey, SM6 8AG | £275,000 Leasehold

Offered with no chain, this two bedroom ground floor apartment benefits from a long lease, gas central heating and shared garden. The property is located within a short walk of Wallington station and town centre with its a range of coffee shops, restaurants and supermarkets boasts two bedrooms, a good size lounge, fitted kitchen, bathroom and separate WC. There is a shared section of garden to the rear.

Ground Floor

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



COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE 13' 2" x 10' 9" (4.01m x 3.28m)

KITCHEN 10' 6" x 7' 2" (3.2m x 2.18m)

BEDROOM 1 11' 2" x 10' 9" (3.4m x 3.28m)

BEDROOM 2 8' 5" x 6' 7" (2.57m x 2.01m)

BATHROOM

SEPARATE WC

SHARED REAR GARDEN

LONG LEASE



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	68 d	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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