

**Lot 35** By order of Urban Point Property Management Ltd

33a Tolworth Park Road,  
Kingston-upon-Thames, KT6 7RL  
**GUIDE PRICE: £180,000**



**GROUND FLOOR TWO BEDROOM  
MAISONETTE WITH INVESTMENT INCOME**

This ground floor two bedroom maisonette is situated in a popular tree-lined road and benefits from double-glazing. Tolworth Road forms part of an attractive residential area within close proximity of Tolworth and Kingston town centres. The property is let on an Assured Shorthold Tenancy for a 24 month period from 30th November 2009 at a rent of £950 pcm (£11,400 pa) and the property is sold with the benefit of this investment income. The property will be of interest to investment purchasers.

**ACCOMMODATION**

Entrance hall, open plan kitchen/diner, bathroom, bedroom one, bedroom two

**TENURE**

Leasehold – new 99 year lease granted upon completion  
Ground rent: £250 pa

**LOCAL AUTHORITY & TAX RATING**

London Borough of Kingston-upon-Thames 020 8547 5000  
Council Tax Band: C

**VENDORS SOLICITORS**

Chris O'Dell  
Legal Department  
Urban Point  
Oriol House  
52-54 Coombe Road  
New Malden  
Surrey KT3 4QF  
020 8336 4959

**VIEWING TIMES**

By appointment through the Auctioneers