

11 Rookery Way, Lower Kingswood, Tadworth KT20 7DT

**Guide Price £100,000\***

**FREEHOLD STUDIO FLAT WITH SPACIOUS GARDENS**



The dwelling is situated in a very popular road within close proximity of the local town centre with shopping facilities and in particular the main line station that connects into London. Good road links are easily accessible including the M25 London Orbital Motorway that is within one mile. This provides excellent access to both London Airports at Heathrow or Gatwick. The area is well served by local schools, bus routes, recreational facilities and open spaces. Further facilities and rail services are available at Tadworth and Kingswood Stations. This is a very rare type of property in that it is a studio flat with large gardens to the front and rear. The property is in reasonable order throughout and benefits from gas fired central heating and double glazing. There may be scope for further extension subject to obtaining any necessary consents that may be required. The site occupies an area of 298 sm (0.073 acres). There is possible off street parking available subject to consent. There is a clear flying freehold issue with this dwelling that may make it difficult to obtain finance with major lenders. The property is sold with full vacant possession.

**PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.**

#### ACCOMMODATION

Hall, Studio, Kitchen, Bathroom, Gardens.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Reigate & Banstead

Council Tax Band A

EPC rating: C

#### VIEWING TIMES

Friday 17th November @ 11 – 11.30am Saturday 25th November @ 12.30 – 1pm Wednesday 29th November @ 11 – 11.30am



STARTING BID

FINAL BID

NOTES

SOLD

UNSOLD

SOLD PRIOR

WITHDRAWN