

Lot 32 By order of Urban Point Property Management Ltd

27a 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 Park 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 at a current rent of £875 pcm (£10,500 pa) and the property is sold with the benefit of this investment income. We understand the tenant is holding over on the original terms of the agreement. 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
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VIEWING TIMES

By appointment through the Auctioneers