

## Lot 50

# Toulon, Knowle Grove, Virginia Water, Surrey GU25 4JD

**GUIDE PRICE: £690,000**



### EXECUTIVE DETACHED FIVE BEDROOM HOUSE WITH POTENTIAL INVESTMENT INCOME FROM A COMPANY LET

This fine detached residence situated in a mature leafy location is presented in excellent order throughout and includes five bedroom accommodation. The property is currently let on an Assured Shorthold Tenancy that commenced in December 2007 and that we understand has subsequently been renewed at 6 monthly intervals to the airline, Boeing at a rent of £4150 pcm (£49,800 pa). The property is available under normal auction completion terms on a vacant basis or if the buyer prefers can be purchased on the basis of the tenancy until 18th December 2009, as the tenants are willing to stay until that time, should the buyer prefer. The property is located within a short distance to Virginia Water village and the world famous Wentworth Golf Club.

#### ACCOMMODATION

Ground floor hallway, sitting room, dining room, kitchen/breakfast room, cloakroom, integral garage, first floor landing, bedroom one – ensuite, bedroom two – ensuite, bedroom three, bedroom four, family bathroom, second floor, bedroom five, cloakroom, ample parking to front and garden to rear

#### LOCAL AUTHORITY & TAX RATING

Runnymede Borough Council 01932 838383  
Council Tax Band: G

#### VENDORS SOLICITORS

Francis Bennett, Sharpe & Co, Sherbourne House, 23-25 Northolt Road  
South Harrow, Middlesex HA2 0LH. Tel: 0208 422 4555

#### VIEWING TIMES

By appointment through Joint Auctioneers Chancellors, London Road, Sunningdale, SL5 0DP 01344 620163



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN