

LOT  
**3**

By order of the Executors

14 Bute Court, Wallington, Surrey SM6 8AG

**Guide Price £125,000\***

**GROUND FLOOR TWO BEDROOM FLAT IN NEED OF COMPLETE UPDATING THROUGHOUT**



The property is located in an excellent position within a short walk of the town centre with shops and Wallington Main Line Station. Further rail services are available at Carshalton and Hackridge Stations within a mile. Good road links are easily accessible including the M23 and M25 motorways that provide excellent access to Gatwick and Heathrow as well as Brighton and other areas in London. The flat is a ground floor two-bedroom dwelling in need of complete updating and modernisation throughout. It is located on the ground floor and includes reception rooms, kitchen, bathroom and separate WC. There are communal grounds and the block has a cellar that can also be accessed directly from the flat. The dwelling is sold with full vacant possession and will be of interest to investment buyers and owner occupiers.



**ACCOMMODATION**

Hall, Bedroom One, Bedroom Two, Reception, Kitchen, Bathroom, Separate WC

**TENURE**

Leasehold – 99 years from 25th March 1979. Thus approximately 52 years unexpired.

**LOCAL AUTHORITY & TAX RATING**

Sutton  
Council Tax Band B  
EPC pending

**VIEWING TIMES**

Saturday 28th March @ 12.30–1pm  
Wednesday 1st April @ 12.30–1pm  
Thursday 9th April @ 12.30–1pm  
OPEN SESSIONS – NO NEED TO CALL TO BOOK IN



<b>STARTING BID</b>	<b>FINAL BID</b>	<b>NOTES</b>	<input type="checkbox"/> SOLD	<input type="checkbox"/> UNSOLD	<input type="checkbox"/> SOLD PRIOR	<input type="checkbox"/> WITHDRAWN
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