

# Lot 1

By order of A2 Dominion

## Flat 8, Wentworth House, High Street, Addlestone KT15 1UP

### GUIDE PRICE: £95,000



### GROUND FLOOR ONE BEDROOM FLAT IN NEED OF TOTAL UPDATING

This ground floor one bedroom flat forms part of a block located on the A318 High Street within walking distance of the local town centre and mainline station. The property benefits from its own parking space, security entry phone and gas-fired central heating although it is in need of complete updating and modernisation throughout. The property is sold with the benefit of vacant possession and will be of interest to investment purchasers and owner/occupiers.

#### ACCOMMODATION

Communal hallway, entrance hall, bedroom, bathroom, kitchen, living room, allocated parking space.

#### TENURE

Leasehold – 99 years from 25th December 1987  
Ground Rent: £150 pa  
Service Charge: approx £567 pa

#### LOCAL AUTHORITY & TAX RATING

Runnymede Council 01932 838383  
Council Tax Band: C

#### VENDOR'S SOLICITORS

Nick Pentecost, Rawlison Butler, Griffin House,  
135 High Street, Crawley, RH10 1DQ 01293 558528

#### VIEWING TIMES

13/6 @ 10am, 18/6 @ 10.30am, 22/6 @ 10am, 28/6 @ 10.30am

#### NOTE

The special conditions of sale provide that the purchaser is to pay an additional sum of 1.25% + VAT of the purchase price towards the vendor's expenses.



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN