

LOT  
**17**

GFF, 36 Effingham Road,  
Long Ditton, Surbiton KT6 5JY

**Guide Price: £490,000**

## **SPACIOUS GROUND FLOOR CONVERSION FLAT IN POPULAR LOCATION**



This spacious ground floor conversion flat is situated within a popular residential location within walking distance of the local town and attractive walks along the River Thames. Kingston Town Centre with its main shopping centre and main line station is within two miles and good road links serve the area. The property has use of extensive communal gardens to the rear and benefits from off street parking to the front. The flat which retains some character style features, has gas fired central heating and double glazing although it would benefit from some updating throughout. The property is sold with vacant possession and will be of interest to investment buyers and owner/occupiers.

### **ACCOMMODATION**

Entrance Hall, Bedroom One, Bedroom Two, Bathroom, Kitchen, Inner Lobby, Bathroom, Separate WC, Living Room, Private Patio, Communal Garden, Off Street Parking.

### **TENURE**

Share of Freehold. There is a lease running parallel with over 900 years unexpired.

### **LOCAL AUTHORITY & TAX RATING**

Elmbridge Borough Council 01372 474474  
Council Tax Band: D

### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN