



All enquiries Ref: Callum Glenn



- Leasehold two bedroom flat
- Second floor
- Full vacant possession

**Location:**

the property is situated on Brighton Road. Public transport is provided by local bus routes, Kingswood or Tadworth Rail Stations and road links to the M25, A217 and A23. Recreational pursuits are available in the surrounding countryside and Burgh Heath opposite with shopping amenities available in Tadworth, Kingswood, Epsom and Sutton.

**Description:**

The property comprises a leasehold 2nd floor two bedroom flat with separate kitchen and reception room. The flat will be sold with the benefit of a section 42 notice with the rights being assigned to the new buyer upon completion(see Note below).

**Accommodation:**

Two bedrooms, reception room, kitchen, bathroom, WC

**EPC Rating:** C

**Council Tax Band:** C

**Lease:**

The property is held on a lease for a term for 99 years from the 29th September 1980

**Note:**

A section 42 notice to extend the lease will be served prior to completion, the rights of which will be assigned to the buyer.

**To view:**

Strictly by prior arrangement with the auctioneers. please see important advice for viewers on page 19 of this catalogue.

