

Lot 90



**68 Rosehill Court, St Hellier Avenue,
Sutton, SM4 6JT**

**By order of
the Executors**



All enquiries Ref: Richard Vango

- **Leasehold fourth floor two bedroom self contained flat**
- **Investment**

Location:

The property is situated off Rosehill Court Parade at the junction of St Hellier Avenue and Bishopsford Road. Public transport links include St Hellier Train station together with local bus services serving the surrounding area. A range of shops, cafes and restaurants are available along Wrythe Lane with a more comprehensive range to be found in Sutton and Morden.

Accommodation:

Two bedrooms, reception room, kitchen, bathroom/WC



EPC rating: D

Council Tax Band: B

Tenancy:

The property is let on an Assured shorthold tenancy at a rent of £1069.68 pcm

Rent reserved:

£12,836.16 per annum

Lease:

Held on a lease for a term of 125 years from 24/6/1986 at an initial ground rent of £10 per annum.