



## SITUATION

Located close to the junction with Beechmont Avenue in this retail parade serving the surrounding residential area, approximately 1/2 a mile from Virginia Water Rail Station.

Virginia Water is a sought-after Surrey commuter town which is home to the prestigious Wentworth Estate and Wentworth Club, enjoying easy access to the M3 (Junction 2) and M25 (Junction 12) and lying approx. 20 miles south-west of central London.

## PROPERTY

Forming part of a retail parade comprising a **2 Bed Flat** on the first floor, accessed at the rear via a communal balcony. In addition the property includes hatch access to a **Loft**, gas central heating (not tested) and a **Garage**.

VAT is NOT applicable to this Lot

## ACCOMMODATION (measurements to maximum points)

### First Floor Flat

|             |       |   |       |
|-------------|-------|---|-------|
| Bedroom 1   | 14'2" | × | 10'0" |
| Bedroom 2   | 10'5" | × | 7'8"  |
| Living Room | 15'5" | × | 13'8" |
| Kitchen     | 14'1" | × | 7'1"  |
| Bathroom/WC | 8'1"  | × | 5'0"  |

GIA Approx. 630 sq ft plus Loft and Garage

## TENURE

**Leasehold for a term of 125 years from 25th December 2008 (thus having approx. 114 years unexpired) at a current ground rent of £100 p.a. rising by £25 every 25 years.**

Offered with Vacant Possession

# Vacant 2 Bed Flat

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

## Joint Auctioneers

Chancellors, 11 Station Parade, Virginia Water,  
GU25 4AB Tel: 01344 843 555 Ref: S.Aldridge  
Email: steven.aldrige@chancellors.co.uk

## Vendor's Solicitors

Taylor Walton Solicitors  
Tel: 01582 731 161 Ref: Steve Griffiths  
Email: steve.griffiths@taylorwalton.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page