

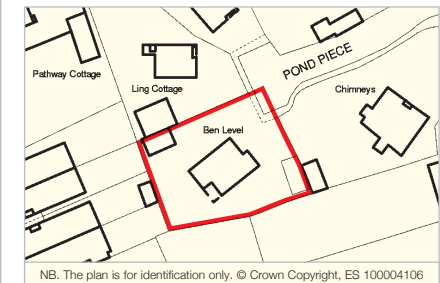
Oxshott

**Ben High and Ben Level,
Pond Piece,
Surrey
KT22 0QU**

- **A Freehold Detached Building**
- Internally arranged to provide Two Self-Contained Flats
- Ben Level (Ground Floor Flat with Garage) Vacant
- Ben High (First Floor Flat with Garage) subject to a Regulated Tenancy
- Two Detached Single Garages and Gardens
- Generous Plot
- Current Rent Reserved
£11,058 per annum with one flat and garage vacant

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**To View**

The property will be open for viewing every Thursday between 10.45 – 11.15 a.m. and Saturday between 9.30 – 10.00 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Womble Bond Dickinson
(Ref: I. Gallon).
Tel: 0345 415 0000.
Email: ian.gallon@wbd-uk.com

**INVESTMENT/PART VACANT –
Freehold Building**

**Tenure**

Freehold.

Location

The property is located at the end of the cul-de-sac Pond Piece. Pond Piece leads to Sheath Lane which in turn provides access to Steel's Lane to the south. The A244 is to the north-east and the A3 is to the north. Local shops are available in Oxshott, with a more extensive range of facilities being accessible in Leatherhead to the south and in Esher to the north. Rail services run from Oxshott Station approximately 0.6 miles to the north-east. The open spaces of Oxshott Village Sports Club are nearby.

Description

The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats. Ben High (First Floor Flat) is subject to a Regulated Tenancy. Ben Level (Ground Floor Flat) is vacant. Externally, the property benefits from gardens to the front and rear and two detached single garages (one allocated to each flat) beneath pitched roofs.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Address	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
Ben High	First	Three Rooms, Kitchen, Bathroom/WC, Garage	Subject to a Regulated Tenancy paying a Registered Rent	£921.50 p.c.m. (effective date 24th September 2017)
Ben Level	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC and wash basin, Garage	Vacant	N/A
Total				£921.50 p.c.m.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.