

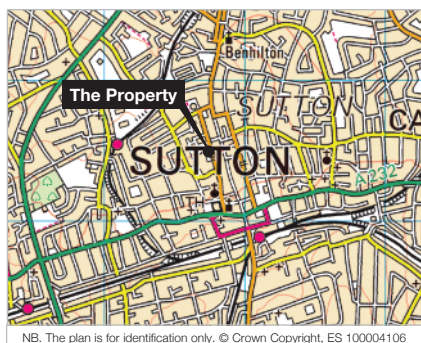
# Sutton

## Flat 10, Clarson Court, 48 Benhill Avenue, Surrey SM1 4DA

- **A Leasehold Self-Contained Purpose Built Second Floor Flat**
- Providing Two Bedroom Accommodation
- To be held on a New 125 Year Lease
- Central location in Sutton

## Vacant Possession

**BY ORDER OF A HOUSING ASSOCIATION**



### To View

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



### Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at a ground rent of £350 per annum.

### Location

The property is situated on the south side of Benhill Avenue, at its junction with Lenham Road. An extensive range of shops and amenities is available in Sutton town centre to the west. Rail services run from Sutton Station approximately 0.5 miles to the south and from West Sutton Station approximately 0.8 miles to the west. The nearby A217 provides access to the M25 Motorway. The open spaces of Manor Park are to the south.

### Description

The property comprises a self-contained second floor flat situated within a purpose built block arranged over ground and two upper floors beneath a pitched roof.

### Accommodation

Reception Room/Kitchen, Two Bedrooms, Bathroom/WC and wash basin

**VACANT – Leasehold Flat**

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](http://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.