

Kingston upon Thames

**14A Knight's Court,
Knight's Park,
Surrey
KT1 2QL**

- **A Share of Freehold/Leasehold Self-Contained Purpose Built Second Floor Flat**

- Providing Four Room Accommodation

- Requires Modernisation

Vacant Possession

**BY ORDER OF MOUNTVIEW
ESTATES PLC**



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Forbes Hall (Ref: Mrs S Paganuzzi).

Tel: 0207 729 9111.

Email: sandra.paganuzzi@forbeshall.co.uk

**VACANT –
Share of Freehold/Leasehold Flat**



Tenure

Share of Freehold/Leasehold. The property is held on a lease for a term of 125 years from 25th March 1969 (thus having approximately 77 years unexpired) at a current ground rent of £25 per annum. On request and at the buyer's expense, the Vendor will serve a Section 42 Notice on the Landlord, which will be assigned to the purchaser on completion.

Location

Knight's Court is situated on the west side of Knight's Park, to the north of its junction with Grange Road. Local amenities are available, with the further facilities of Kingston upon Thames town centre being accessible to the north. Rail services run from Kingston Station and the A3 (Kingston bypass) is to the east, providing access to the M25 Motorway to the south. The River Thames is to the west. The open spaces of Hampton Court Park are accessible across the River Thames.

Description

The property comprises a self-contained flat situated on the second floor of a purpose built block.

Accommodation

Reception Room, Three Bedrooms, Kitchen Area, Bathroom with wash basin, Separate WC

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.