

Hooper

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# **FREEHOLD RESIDENTIAL** **INVESTMENT** **FOR SALE**

LOCATED IN A POPULAR RESIDENTIAL LOCATION IN THE AFFLUENT SURREY TOWN OF EPSOM SUBJECT TO A PROTECTED TENANCY

## **4 WHEELERS LANE** **EPSOM SURREY KT18 7SA**

### **LOCATION**

The property is situated fronting Wheelers Lane which is a residential location close to the centre of Epsom just off the B280 at the junction between West Hill and West Street and Epsom mainline station which gives good access into Central London. The property is within walking distance of Epsom Town Centre, which provides extensive shopping facilities including a reasonably large shopping centre. The property is accessible to nearby schools, the closest of which is Wheelers Lane primary school. Epsom mainline station, which is undergoing redevelopment, is within a short walk and provides access to London Victoria and Waterloo.



## **DESCRIPTION**

The property comprises a two storey semi-detached building believed to have been built in the 1950s and it is similar to many others in the road. The property has gas fired central heating and double glazing. The property will require works of improvement over time.

## **ACCOMMODATION**

Ground Floor	Entrance hall, 2 reception rooms and kitchen
First Floor	Landing, 3 bedrooms, bathroom/WC
Externally	A small garden to the front, garden to the rear.

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential purchasers are recommended to have a measured survey undertaken prior to making an offer.



## **TENURE**

The property is offered Freehold subject to a Rent Act protected tenancy at a current passing rent of £555 (five hundred and fifty-five pounds) per calendar month effective from 8 September 2006. The tenancy is in the name of a single individual.

## **PRICE**

Offers in excess of **£250,000 (two hundred and fifty thousand pounds)** are sought for our client's freehold interest.

## **LEGAL COSTS**

Both parties are to bear their own legal costs.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.

## **SUBJECT TO CONTRACT**

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