

# Lot 9

## Northaw Flats, Wych Hill Lane, Woking, Surrey GU22 0AA

**GUIDE PRICE: £1,000,000**



### **BLOCK OF 7 FLATS WITH INVESTMENT INCOME**

This detached building over three floors and set within its own grounds is arranged as seven self-contained flats, each being let on individual Assured Shorthold Tenancies with a total income of £64,800 pa. Situated on the south side of Wych Hill Lane between Wych Hill and Egley Road at the junction of Mount Hermon Road within this sought after residential area about 1.5 miles south of Woking town centre where a range of shopping facilities are available as well as Woking station providing a main line service, with good road communications linking to the M3, A3 and M25 motorway's. It is understood that further scope exists to convert the building into two separate houses or return to a single substantial family home subject to receiving all necessary consents. Any purchaser is deemed to rely upon their own enquiries in this regard. The property is sold with the benefit of this ongoing income and will be of interest to investment purchasers and developers.

#### **ACCOMMODATION**

Flats 1, 2, 3, 4 & 6: one bedroom, reception room with open plan kitchen, bathroom/WC

Flat 5: Two bedrooms, reception room with open plan kitchen, bathroom/WC

Flat 7: Two bedrooms (one with En-suite shower room/WC), reception room with open plan kitchen, bathroom/WC.

Outside: Off-street parking and communal grounds.

**TENURE** Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Woking Borough Council. Tel: 01483 755855

Council Tax Bands: Flats 1, 2, 3, 4 & 6: C Flats 5 & 7: D

**VIEWING TIMES** Strictly by appointment through the Auctioneers

**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**