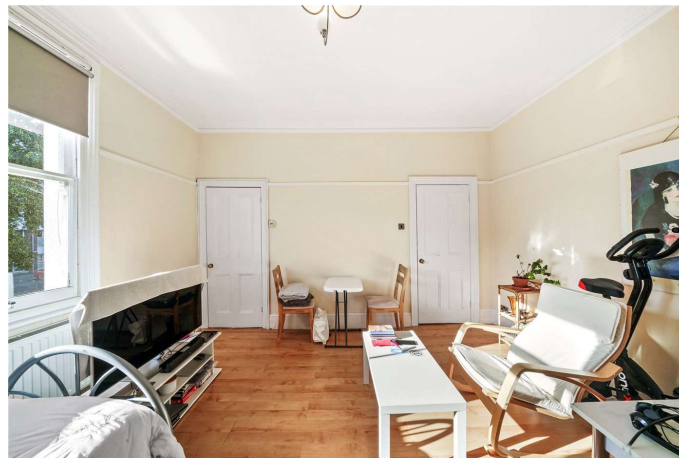




FASSETT ROAD, KT1
£160,000 LEASEHOLD

Winkworth



FASSETT ROAD, KT1

****For Sale By Online Auction Starting Price £160,000
Terms and Conditions Apply. ****

Winkworth Wimbledon are pleased to present this well-proportioned studio apartment for sale which is ideally located to the amenities and transport links of Kingston.

Available exclusively through Winkworth on behalf of Pattinson Auction, we are delighted to present this large studio apartment. The property is on the first floor and has a light and airy decor with wooden floors throughout. There is a fitted kitchen which offers ample storage space, a good size family bathroom and a bright reception/bedroom area. The property also benefits from the use of a beautiful communal garden. This Property would be perfect as an investment opportunity or for those seeking a home with excellent transport links and within walking distance (0.6 miles) of Kingston Town Centre. Kingston University Penrhyn Campus is only a few miles away. The Property is offered to the market with no onward chain however there is an option to purchase with the existing tenant in place (AST). Offered with a 60 year approx. lease.

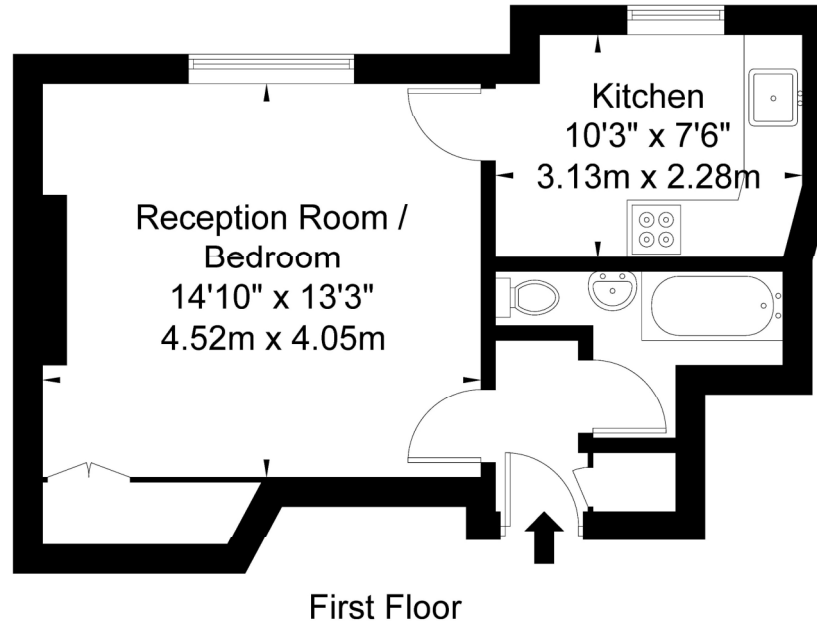
****Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.**

EPC Rating D | Council Tax Band B



Fassett Road SW19 7PA

Approx Gross Internal Area = 33.2 sq m / 357 sq ft



Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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winkworth.co.uk

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