



## Abbots Park, St Albans

Guide price £535,000

### Key Features

- ✓ HMO licence
- ✓ Income £48,900 per annum
- ✓ Ground floor studio
- ✓ Rentable rooms
- ✓ Leasehold
- ✓ EPC rating E

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 **northwood**  
Over & Above



Looking for a rental investment? Here is a registered 'House of Multiple Occupancy' (HMO) with an income of £48,900 per annum. A well presented and spacious four-bedroom terraced family home occupying an enviable position close to the city centre and the mainline train station into London.

Starting with the ground floor the accommodation is briefly comprised of a welcoming entrance hall and self-contained studio with kitchen and en-suite shower room. The front portion of the garage has been kept for storage purposes.

Moving up to the first floor you will find the kitchen, reception room, bedroom and another bedroom with an en-suite shower room. On the second floor there are two further double bedrooms (one with an en-suite bathroom) and a family bathroom. Addition benefits include driveway parking and access to well-kept communal gardens. The property is offered to the market with no upper chain.

#### Lease Information

Length of lease: 999 years from 25 December 1961, Ground rent: £20 per annum.  
Service/gardening charge: approx £300 per annum.



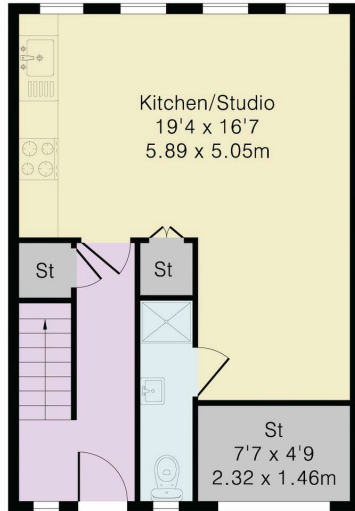


Approximate Gross Internal Area 1212 sq ft – 114 sq m

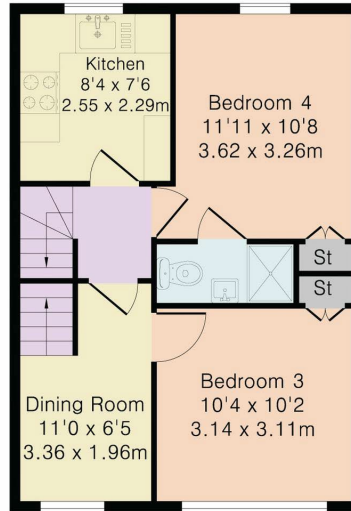
Ground Floor Area 404 sq ft – 38 sq m

First Floor Area 404 sq ft – 38 sq m

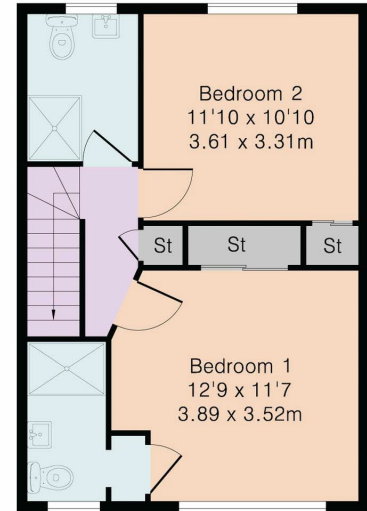
Second Floor Area 404 sq ft – 38 sq m



Ground Floor



First Floor



Second Floor



Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

## Northwood St Albans

48 London Road

St Albans

AL1 1NG

01727734550

stalbands@northwooduk.com