

Watford - 136A St Albans Road, Hertfordshire WD24 4FT
Long Leasehold Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Watford - 136A St Albans Road, Hertfordshire WD24 4FT

Long Leasehold Residential Investment



Investment Consideration:

- Purchase Price: £265,000
- Gross initial yield: 5.66%
- Rental Income: £15,000 p.a.
- Comprises first floor end-of-terrace self-contained flat
- Leasehold. The property is held on a single lease for a term of 125 years from 24th June 1999 (thus having approximately 101 years unexpired) at a current ground rent of £50 per annum
- Situated on the east side of St Albans Road (A412), to the south of its junction with Brixton Road



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 136A (First Floor)	Residential Flat: 69 sq m (743 sq ft) 2 Bedrooms, Kitchen and Bathroom	Individual	12 months from 10 February 2022	£15,000	Note 1: AST Note 2: Deposit held of £1,250
Total				£15,000	

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Property Description:

The property comprises end-of-terrace first floor self-contained flat, providing the following accommodation and dimensions:

First Floor Flat (136a): 69 sq m (743 sq ft)

2 Bedrooms, Kitchen/Living Room, Bathroom

Tenancy:

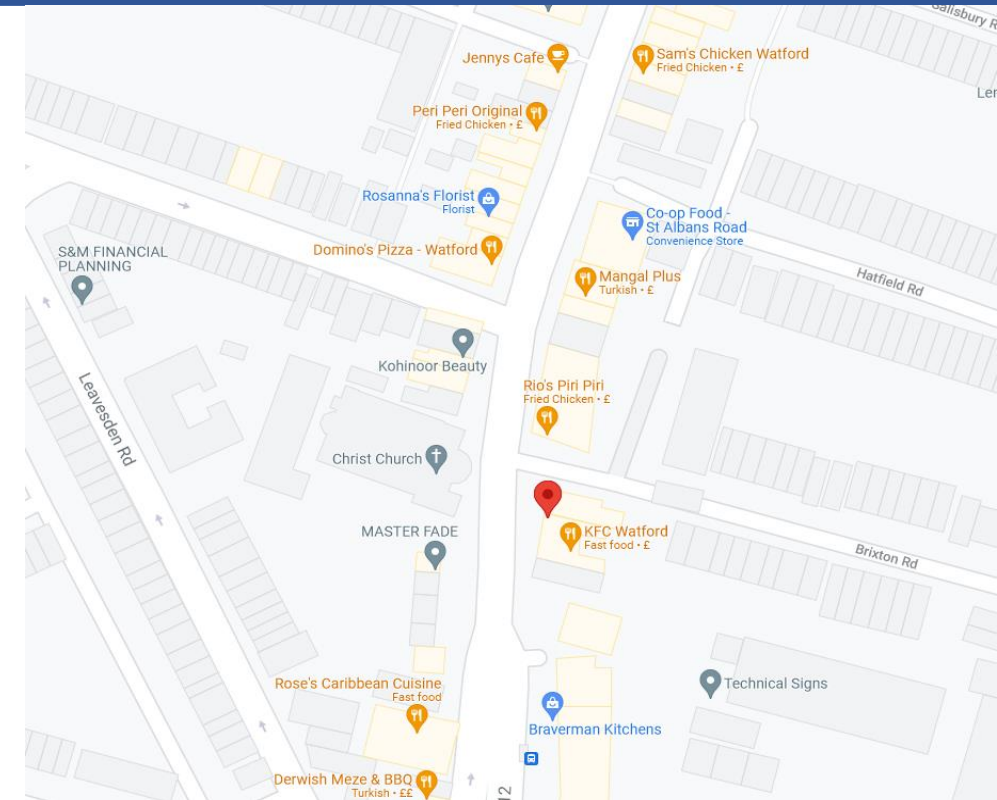
Flat 136A is at present let on an AST to an Individual for a term of 12 Months from 10th February 2022 at a current rent of £15,000 p.a. Deposit held of £1,250.

Tenure:

Leasehold. The property is held on a single lease for a term of 125 years from 24th June 1999 (thus having approximately 101 years unexpired) at a current ground rent of £50 p.a.

Location:

The property is situated on the east side of St Albans Road (A412), to the south of its junction with Brixton Road. Local shops are available, with the further and more extensive facilities of Watford town centre and the Intu Shopping Centre also being within easy reach. Local bus routes run along St Albans Road (A412) and Rail and London Overground services run from Watford Junction Station, providing access into Central London. St Albans Road provides access to both the A41 and A405 and in turn the M1 Motorway. The open spaces of Cassiobury Public Park are also within reach.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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