

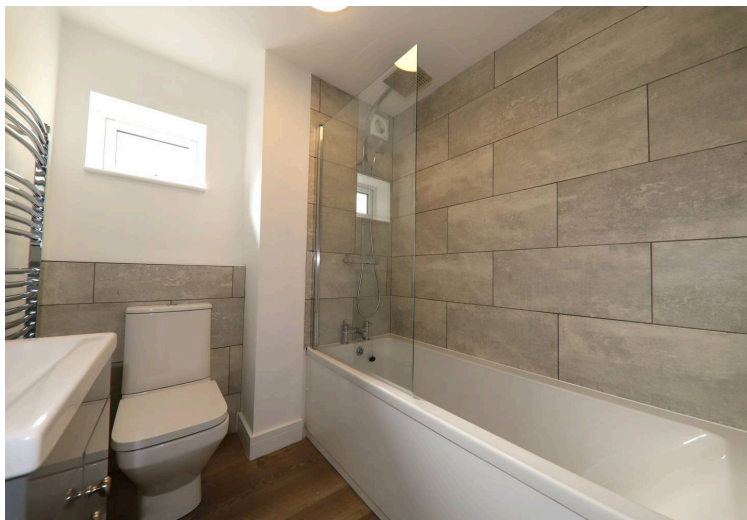


London Road, Apsley, HP3

£670,000 Freehold

THREE TENANTED APARTMENTS • CLOSE TO LOCAL AMENITIES & RETAIL PARKS • REAR GARDEN RIVER FRONTAGE •
APPROX. 1 MILE FROM HEMEL HEMPSTEAD TRAIN STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A fantastic INVESTMENT OPPORTUNITY to purchase a freehold building with three recently renovated apartments, occupying a convenient location on a busy shopping parade.

The building was extended and converted into three flats that are under long term warranties to 2034. All flats have tenants in situ and their own front doors.

100 London Road is a one bedroom/-bathroom ground-floor apartment, and the accrued monthly income is currently £1,000 per calendar month on an assured shorthold tenancy.

100a London Road is a two bedroom/one bathroom first and second floor apartment and the accrued monthly income is currently £1,450 per calendar month on an assured shorthold tenancy.

100b London Road also a one bedroom/one bathroom ground floor apartment, benefitting from direct shared access to the communal area outside, and the accrued monthly income is currently £1,195 per calendar month on an assured shorthold tenancy.

Located within walking distance of a wide range of local amenities and approximately half a mile from Apsley Station, which provides easy access to London Euston.

Total Gross Monthly Income = £3,645.00 per calendar month

Total Gross Annual Income = £43,740 per annum

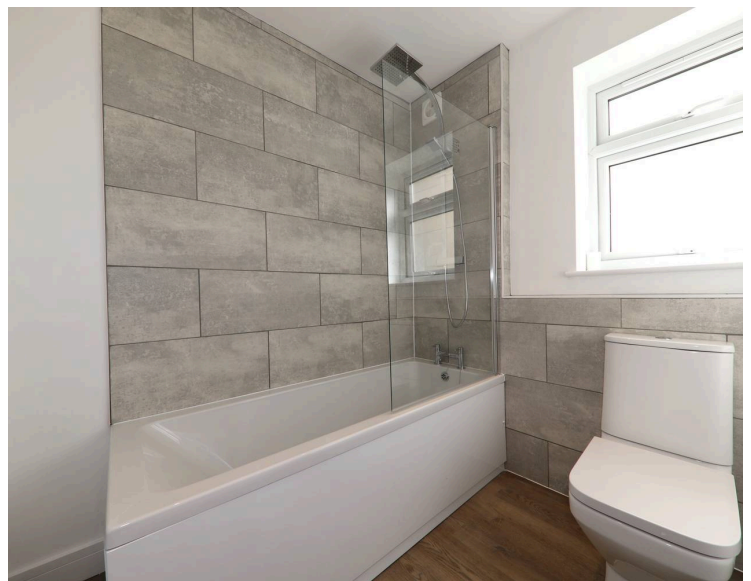
Please note: A Director of Trend & Thomas Commercial Limited partly owns this property.

Nearest Station: 1 mile – Hemel Hempstead Station

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.