



COUNCIL TAX

Flat 1 - Watford Borough Council - Band B
 Flat 1a - Watford Borough Council - Band B

ENERGY PERFORMANCE CERTIFICATE

Flat 1 - Current Rating 63 - D / Potential Rating 73 - C
 Flat 1a - Current Rating 59 - D / Potential Rating 75 - C

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £840 (£700 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will also be required to pay a buyer's premium of £2,400 (£2,000 plus VAT).

HOW TO GET THERE

From Watford City Centre proceed north on St Albans Road passing the Esso Garage and continue along the High Street and turning right onto Yarmouth Road. Follow the road to the end and turn left onto Bradshaw Road and left again onto Cromer Road. Proceed to the end where the properties can be found on the right hand side.

DOING02062023/9628

1 & 1A Cromer Road, Watford, WD24 4DY



Ground Floor
 Approx. 35.5 sq. metres (381.8 sq. feet)



First Floor
 Approx. 31.9 sq. metres (343.8 sq. feet)



Not to scale. For illustrative purposes only

For Sale By Auction Guide Price £350,000

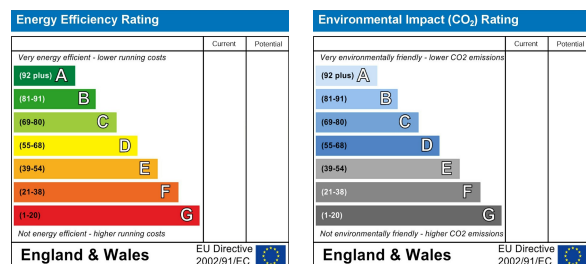
FOR SALE BY AUCTION ON WEDNESDAY 13TH JULY 2023 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £350,000

VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 1ST JULY 10.00AM TO 10.30AM

A fantastic opportunity to purchase two, one bedroomed apartments fully let on Assured Shorthold Tenancies. This freehold comes to the market situated off St Albans Road in the heart of Watford City Centre close to local amenities. Flat 1a on the first floor has accommodation comprising one bedroom, an open plan lounge/kitchen/diner and bathroom. Flat 1 is a ground floor apartment comprising one bedroom, lounge, kitchen, bathroom and access to a private rear garden. Both properties are let on Assured Shorthold Tenancies generating £1,725 per calendar month, a total of £20,700 per annum generating a 5.9% yield. Due to the recent surge in rental prices it may be possible to improve on the yield in the future.

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1 & 1A Cromer Road, Watford, WD24 4DY

FLAT 1A - FIRST FLOOR

ACCOMMODATION

ENTRANCE HALL

Enter via a part glazed PVCU front door there are stairs immediately leading to the first floor which opens up to:-

LOUNGE/KITCHEN/DINER

15'07 x 8'01

Benefiting from a UPVC glazed window to the front elevation with radiator below, carpet fitted, space for a lounge and dining suite and this room opens up into:-



KITCHEN AREA

5'09 x 3'08

Fitted with a range of wall and floor mounted storage cabinets with space for a freestanding fridge/freezer and cooker, integrated stainless steel sink and drainer with tiled splashbacks.



BEDROOM

11'01 x 6'05

Space for a double bed, window to the rear elevation with radiator below and space for wardrobes with a door leading through to:-



BATHROOM

7'09 x 7'0

Suite comprising WC, wash hand basin, bath with half tiled walls and shower screen, space for a washing machine, combination Baxi boiler and a window to the side elevation.



ASSURED SHORTHOLD TENANCY

The property is let on an Assured Shorthold Tenancy generating £875 per calendar month.

FLAT 1 - GROUND FLOOR

ACCOMMODATION

LOUNGE

13'10 x 12'02

Enter via a composite front door there is a window overlooking the side elevation with laminate flooring and an integrated cupboard. There is a door leading through to:-



KITCHEN

8'09 x 6'09

Fitted with a range of floor and wall mounted cabinets there are tiled splashbacks with composite sink with chrome tap over, window to the side elevation, tiled floor and integrated 4 x gas hob with extractor over and oven below. Space for a washing machine and dishwasher, access to a combination boiler and a door leading through to:-



REAR LOBBY

3'02 x 6'08

Space for a freestanding fridge/freezer there is a door to the side elevation leading to the garden and a further door leading to:-

BATHROOM

6'07 x 4'01

Suite comprising WC, wash hand basin, bath with shower and mixer tap over and a window to the rear elevation.

BEDROOM

11'01 x 6'05

UPVC glazed bay window to the front elevation with integrated storage, space for a double bed and wood effect laminate flooring.



OUTSIDE

REAR GARDEN

Mainly laid to gravel with space for a vegetable plot with a fence and breeze block boundary there is pedestrian access to the side.



ASSURED SHORTHOLD TENANCY

The property is let on an Assured Shorthold Tenancy generating £850 per calendar month.

AGENTS NOTE

The property is let on Assured Shorthold Tenancies with one tenant in situ since 2008 and another tenant in situ since 2022. The two apartments are being sold with the freehold as one lot generating £20,700 per annum, generating a 5.9% yield.

SERVICES

Mains drainage, gas, water and electricity are connected.

For further information on viewing call 01603 508500