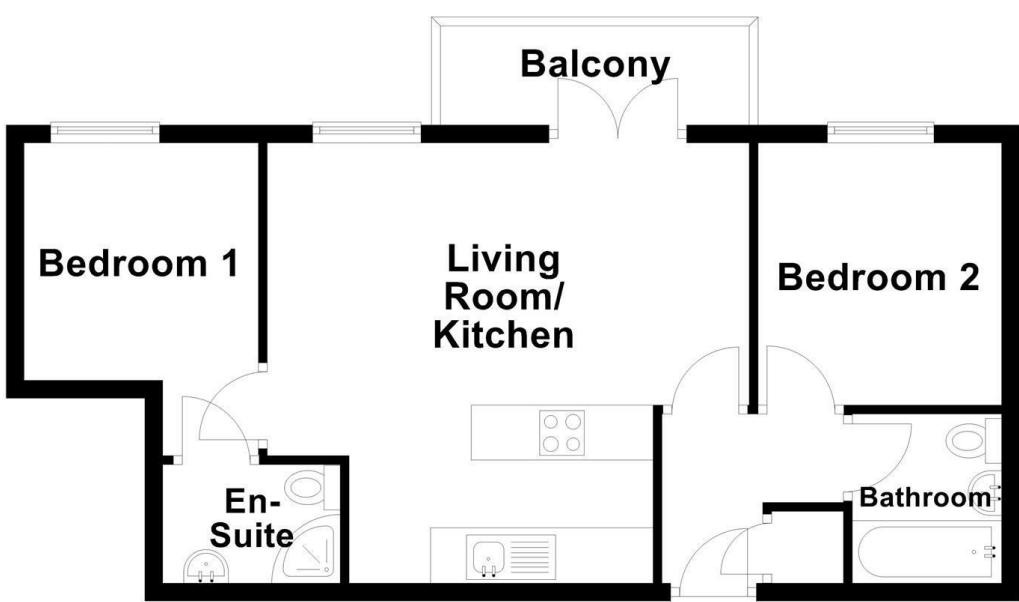


#### HOW TO GET THERE

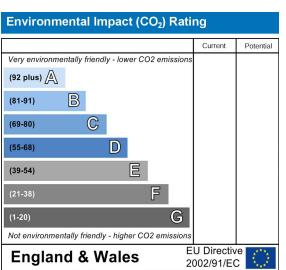
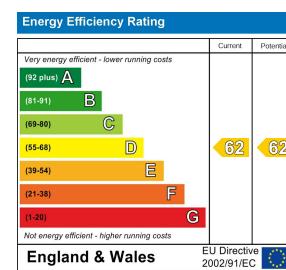
From the M1 junction 8, follow the A414 St Albans Road to the Plough Roundabout, take the exit for Leighton Buzzard Road and then right in to Coombe Street, then right at the roundabout on to Waterhouse Street where the property will be on your left opposite the Water Gardens Car Park

**DOISA/1906SA0098**



Not to scale. For illustrative purposes only

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**Flat 29, Swan Court Waterhouse Street, Hemel Hempstead, Hertfordshire, HP1 1DS**



**For Auction, GUIDE PRICE £100,000+**

\*\* SOLD SUCCESSFULLY AT AUCTION BY AUCTION HOUSE BEDS & BUCKS \*\*This modern two bedroom, two bathroom luxury style apartment offers 527 sqft of space and benefits from lease term with 114 years remaining. It is also understood this development is EWS1 compliant. In need of some improvement, but a great buy to let prospect with an estimated rental value of £1200 PCM which may offer a GROSS yield of up to 14 %. Located in the heart of Town Centre and overlooking Hemel Hempstead Town Centres famous Water Gardens. Within easy reach of local shopping and transport links including Hemel Hempstead Train Station that offers a direct service to London Euston. Call us now for more information. TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](http://auctionhouse.co.uk/bedsandbucks)

# Flat 29, Swan Court Waterhouse Street, Hemel Hempstead, Hertfordshire, HP1 1DS

## ACCOMODATION

### COMMUNAL ENTRANCE

With intercom entry system, stairs and lifts to all floors



### ENTRANCE HALL

Airing cupboard housing hot water tank, laminate flooring, door to

### OPEN PLAN LIVING AND KITCHEN AREA 17'9 x 16'2



### LOUNGE AREA

Double glazed window to front, double glazed french doors to an enclosed glass sided balcony, laminate flooring, open plan to



### KITCHEN AREA

With a range of fitted wall and base units, granite worktops, integrated sink unit, oven, hob, filter hood and fridge/freezer. Space for further appliances, laminate flooring, door to:



### BEDROOM ONE

8'9 x 8'7

Double glazed window to front, door to



### EN-SUITE

6'6 x 4'4

Tiled walls and floor, shower cubicle, sink unit, WC and extractor fan



### BEDROOM TWO

9'0 x 9'8

Double glazed window to front



### BATHROOM

6'3 x 5'6

Tiled walls, full size bath, sink, WC and extractor fan.



## OUTSIDE



### PARKING

Long term parking permits available to purchase to use at the Water Gardens Car Park opposite the property.

### LEASE DETAILS

125 YEARS FROM 2015 WITH 114 YEARS REMAINING, GROUND RENT £350 P/A, SERVICE CHARGE £4262 PA, PLEASE REFER TO THE LEGAL PACK TO VIEW DOCUMENTS AND SEEK CONFIRMATION

### COUNCIL TAX

BAND B

### 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 charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### SERVICES

No services or appliances have been tested

### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2000 plus vat (£2400)

For further information on viewing call 01908 030127