



London Road,HEMEL HEMPSTEAD HP3 9SE

welcome to

London Road, HEMEL HEMPSTEAD

****ATTENTION INVESTORS**** This immaculately presented apartment attracts a **YIELD UPWARDS OF 7%**! Offered with **NO SERVICE CHARGE**, just **£10 GROUND RENT (PA)** and located in an area where **RENTAL DEMANDS ARE HIGH**, this investment is sure to compliment any Investment Portfolio.





Entrance Porch

Open Plan Lounge / Kitchen

13' x 12' (3.96m x 3.66m)

Bedroom One

13' x 12' (3.96m x 3.66m)

Wet Room

Outside

Communal Garden

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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London Road, HEMEL HEMPSTEAD

- Upwards of 7% YIELD
- 0.5 Miles from Apsley Station
- Ground Floor Apartment
- No Service Charge
- £10 Ground Rent (PA)

Tenure: Leasehold EPC Rating: C

£170,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD109432](https://www.brownandmerry.co.uk/Property/HHD109432)

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Oct 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HHD109432 - 0003


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