





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.



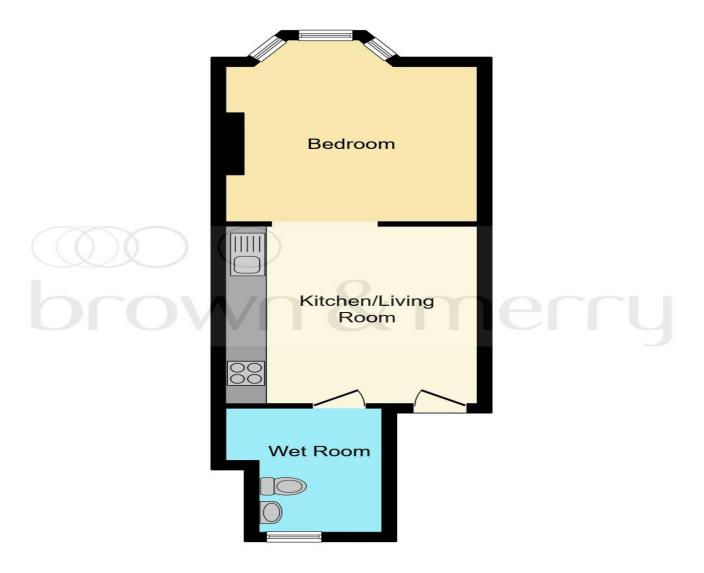












This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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

Communual Garden

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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

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.



Property Ref: HHD109432 - 0003 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.

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