

33j West St. Helen Street, Abingdon, OX14 5BL

Guide Price £145,000 Leasehold

THOMAS MERRIFIELD

SALES LETTINGS







# The Property

LANDLORDS & INVESTORS ONLY

An excellent opportunity to acquire a ready-made investment property, being sold with tenants already in situ and generating an attractive 9.1% rental yield.

Offering immediate rental income from day one, this is a fantastic opportunity for landlords and property investors looking to expand their portfolio with an established income-producing asset.

Newly assigned 999 year Lease with £300 PA Service Charge (includes block insurance)

A neat and tidy, light and airy second floor one bedroom apartment pleasantly and conveniently located in the shadow of St. Helens Church, a few steps away from the heart of Abingdon's town centre.

Approached through an arched access, forming part of, and incorporated within a stylish recent re-development, the appearance of which is enhanced by square paned double glazed sash windows. This particular top floor residence has a sizeable living area with well fitted and equipped kitchen area off, double bedroom, shower room with white suite.

The property is well presented with high quality fixtures and fittings throughout, all complimented by brand newly fitted carpets.





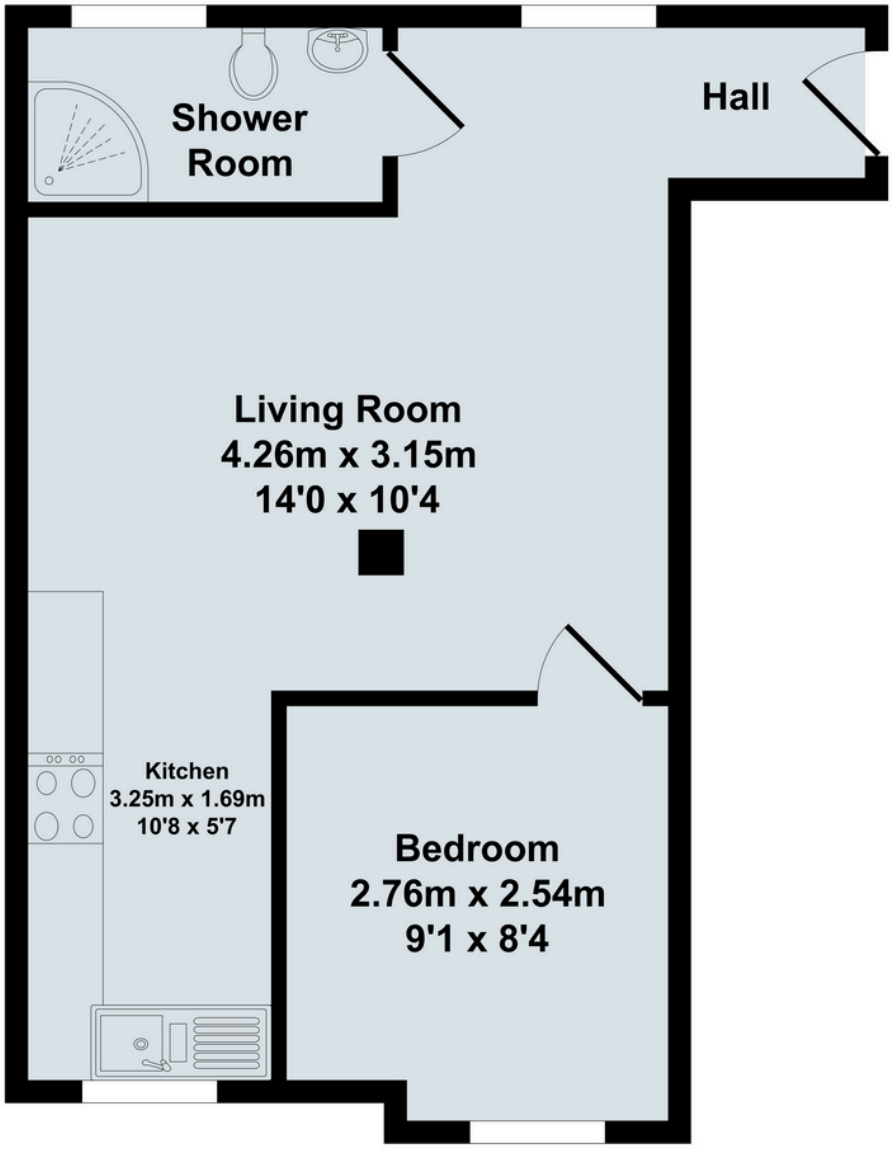


## Key Features

- LANDLORDS & INVESTORS ONLY – Attractive investment opportunity.
- 9.1% Rental Yield – Strong return for portfolio investors.
- Tenants in Situ – Established rental income from day one.
- Newly Assigned 999-Year Lease – Excellent long-term leasehold security.
- £300 PA Service Charge – Includes block buildings insurance.
- Prime Abingdon Town Centre Location – Just moments from the heart of the town.
- EPC: tbc
- Council Tax: B

## The Location

West St.Helen Street is a one-way Street comparing an eclectic range of homes leading up from the river Thames and St.Helens Church for about a quarter of a mile , to a range of shops as it meets with the town centre. This mediaeval town offers a comprehensive range of shopping and recreational amenities, in addition to a thriving café society. Excellent private and state schools catering for all ages are in the immediate vicinity. The nearby A34 connects northbound to Oxford (9 miles) and the M40, southbound to the M4. For commuters, Didcot parkway is within 7 miles and connects to London Paddington in a little as 36 minutes.




Approx. Floor
Area 31.59 Sq.M.
(340 Sq.Ft.)

Total Approx. Floor Area 31.59 Sq.M. (340 Sq.Ft.)

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