



**Lawn Lane
Hemel Hempstead, HP3 9NE**

£195,000

Gao
GetAnOffer



MAIN FEATURES:

- **Second Floor Apartment**
- **Fitted Kitchen**
- **Good Size Lounge**
- **Double Bedroom with Fitted Wardrobes**
- **Bathroom/WC**
- **Residents Off Road Parking**
- **Landlords Only - Paying Tenant in Situ**

An excellent opportunity for landlords to acquire this well-presented second-floor, one-bedroom flat in Oram Place, offered for sale with a paying tenant already in situ, providing the benefit of rental income from the outset. The accommodation comprises a fitted kitchen, comfortable and well-proportioned lounge, and a double bedroom with fitted wardrobes, providing useful built-in storage. There is also a bathroom/WC, while the development benefits from residents' parking.

Situated in a convenient Hemel Hempstead location, the property is well placed for access to the town's wide range of shops, supermarkets, restaurants, leisure facilities and everyday amenities. Hemel Hempstead also offers excellent transport connections, making the area attractive to commuters and tenants alike. Hemel Hempstead railway station provides services towards London Euston, while nearby road links offer convenient access to surrounding towns and the wider motorway network. The area also benefits from a good choice of green spaces and recreational facilities, combining convenient town living with opportunities to enjoy the outdoors.

With an established tenant already occupying the property, Oram Place represents an appealing buy-to-let investment for landlords seeking an income-producing property in a well-connected location. For further information or to arrange a viewing, please contact the selling agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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