

**FOR
SALE**



Datchet Close, Hemel Hempstead

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Offered to the market with no upper chain is this spacious two bedroom top floor flat, situated in the highly sought after Woodhall Farm area.

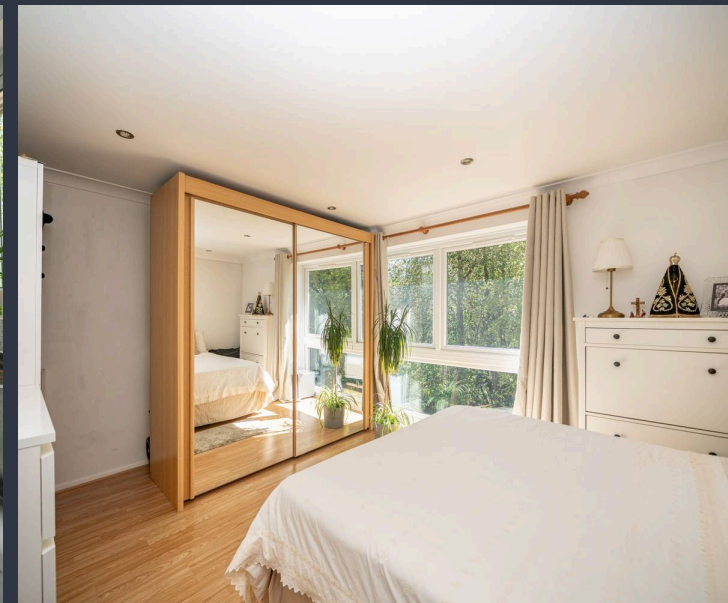
The property is currently tenanted and achieving a rental income of £1,250 per calendar month, making it an attractive proposition for buy to let investors seeking an immediate return.

Internally, the accommodation offers well proportioned living throughout, including a bright and airy lounge providing ample space for both living and dining furniture. The kitchen is of a good size and is fitted with a range of wall and base level units, complemented by work surfaces and offering space for a fridge freezer and washing machine, along with a built in oven.

There are two well sized bedrooms, bedroom one has fitted sliding wardrobes. The family bathroom comprises of a bath with shower over, sink and WC.

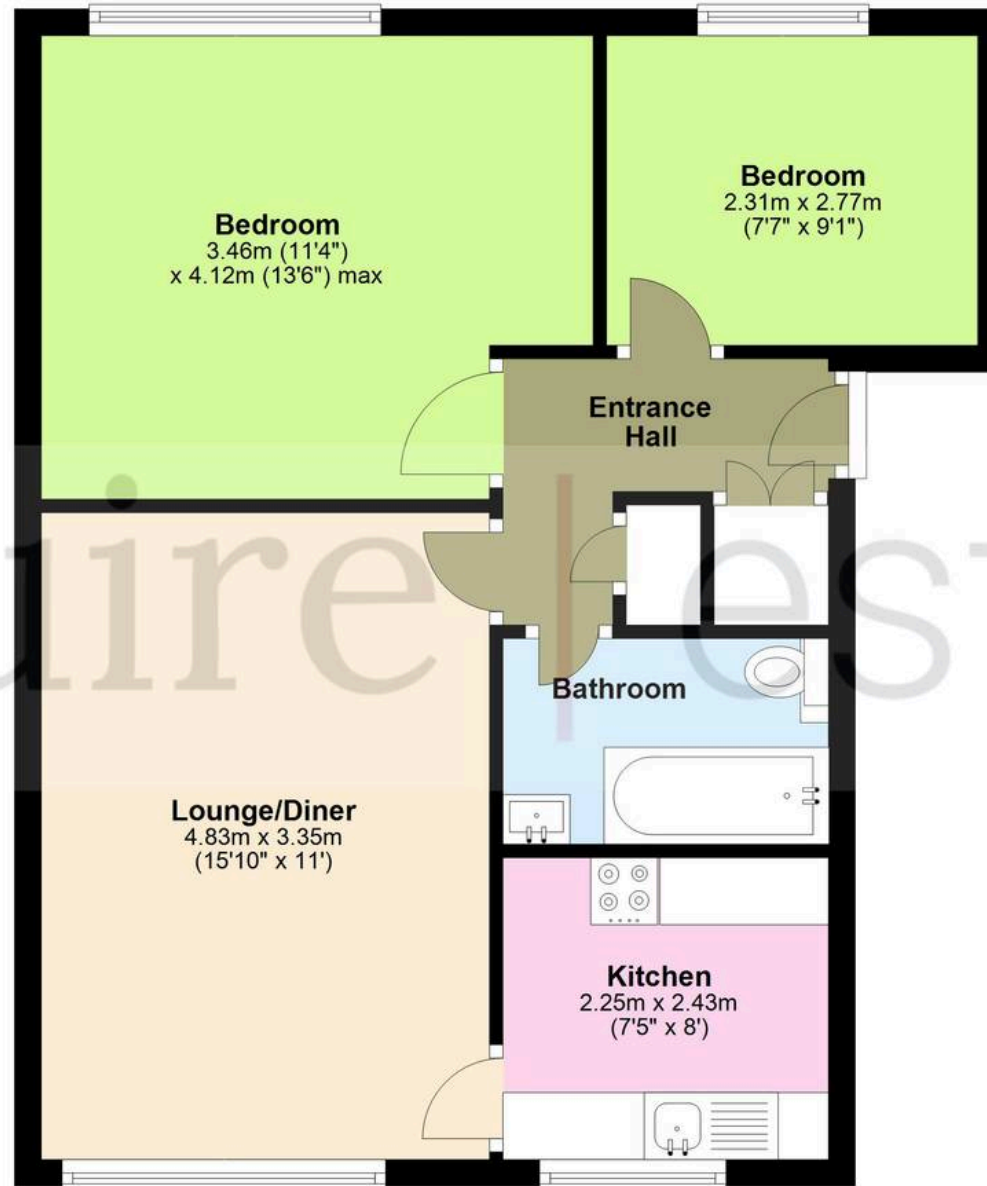
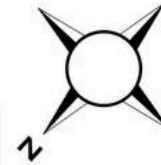
Further benefits include the property being sold chain free and a remaining lease term of approximately 46 years.

- Top floor Two bedroom flat
- 46 years remaining on the lease
- Currently rented at £1250 pcm
- CHAIN FREE
- EPC E



Second Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



Total area: approx. 51.8 sq. metres (557.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp. □



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