Lot 50 6 Bridge Street, Hemel Hempstead, Hertfordshire, HP1 1EF



All enquiries Ref: Callum Glenn



- **Leasehold Self-Contained Third Floor Flat**
- **Requires Upgrading and Modernisation**
- **Full Vacant Possession**



Location:
The property is located in the heart of Hemel Hempstead with immediate access to the varied shopping facilities and recreational pursuits available. This is a popular commuter town lying at the junction of the M1 with the A41 and in addition to these transport links, the train station at Hemel Hempstead provides direct links to London Euston with journey times of less than 30 minutes.

Description:
The property comprises this third-floor self-contained flat that has its own private balcony. It now requires a program of refurbishment and upgrading to modern standards, but has the potential to create a superb three-bedroom flat of some 700 sq. ft.

Accommodation:
Entrance Hall, Three Bedrooms, Open plan Reception Room with Kitchen and Balcony access, Bathroom/wc

EPC Rating: D

Council Tax Band: B

Tenure:
Held on a lease for a term of 125 years from4th July 1986.

To view:
Strictly and only by prior arrangement with the auctioneers.





