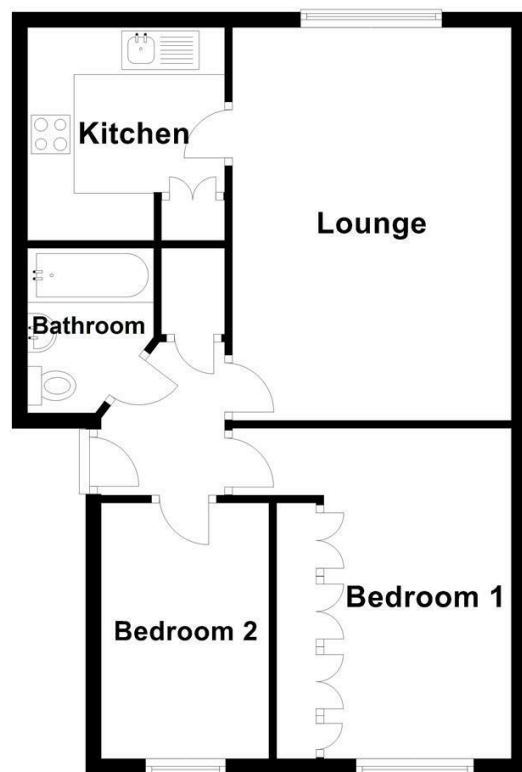


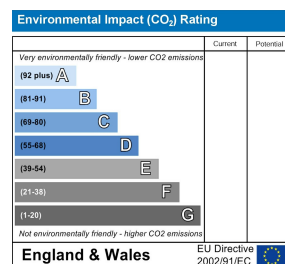
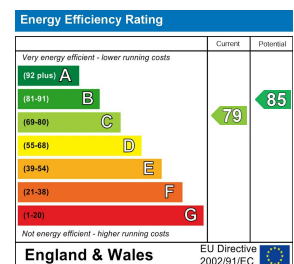


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Not to scale. For illustrative purposes only

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## 87 Cuffley Court, Hemel Hempstead, HP2 7LT



### For Auction, Guide Price £115,000 to £130,000

\*\* FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 22ND APRIL 2026 \*\* GUIDE PRICE £110,000 to £125,000 \*\* VIEWINGS BY APPOINTMENT ONLY \*\*

\*\* IDEAL INVESTMENT OPPORTUNITY WITH UP TO 11 % GROSS RENTAL YIELD \*\*

This well-presented two-bedroom first-floor flat is located in the popular Woodhall Farm area, close to local amenities and within a short drive of M1 Junction 8. The property benefits from a modern, well-appointed fitted kitchen with appliances, two bedrooms (with fitted wardrobes to bedroom one), UPVC double glazing, electric heating, a recently upgraded hot water system, intercom entry system, communal gardens, and a permitted residents' car park. The flat is also to be sold with a brand-new bathroom suite, allowing the new owner to install it to their own preference and specification. Please note the leasehold term has approximately 46 years remaining, which is reflected in the keen guide price. However, at this level the property offers an exceptional GROSS potential rental yield of up to 11%, with an estimated monthly rental value of £1,200 PCM. There is also scope to add further value by way of a lease extension subject to freeholder agreement and any premium due.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

9 Westleigh Office Park, Northampton, NN3 6BW

T: 01908 030127 F: 01604 232627

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## ACCOMODATION

### COMMUNAL ENTRANCE

With intercom entry system, stairs to 1st floor

### ENTRANCE HALL

Intercom receiver, laminate floor, airing cupboard housing hot water system, door to



### LOUNGE/DINING ROOM

16'8 x 11'10

Double glazed window to rear. electric heater, mock fireplace, door to



### KITCHEN

9'0 x 8'4

Double glazed window to rear, range of modern fitted units with contrasting worktops, stainless steel sink unit, all white goods and appliances shown included.



### BEDROOM ONE

14'0 x 10'0

Double glazed window to front, electric heater, fitted floor to ceiling wardrobes



### BEDROOM TWO

10'10 x 7'1

Double glazed window to front



### BATHROOM

In need of some updating, but supplied with an unfitted new white bathroom suite including bath, bath panel sink and WC



### OUTSIDE



### COMMUNAL GARDENS

Laid to lawn with mature trees & shrubs



### PARKING

Free on street parking and permitted car parks designated for residents



### LEASE DETAILS

Current lease term of 99 years with 46 years remaining. We are advised by the seller that there is a ground rent of £80 PA and a service charge of £1500 PA, please refer to the legal pack for confirmation.

### SERVICES

No appliances or services have been tested

### COUNCIL TAX

Band B, Dacorum Council

### PRICE INFORMATION

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3000 (£2500 plus vat)

### HOW TO GET THERE

From Hemel Hempstead town centre, head east on the A414 (St Albans Road), then turn left onto the A4147 (Redbourn Road) heading north toward Cupid Green. Continue straight, then turn left into Shenley Road; follow this road and take the turn for Cuffley Court which will be on the right.

For further information on viewing call 01908 030127