Watford - 136A St Albans Road, Hertfordshire WD24 4FT
A Leasehold Self-Contained First Floor Flat
subject to an Assured Shorthold Tenancy

BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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Investment Consideration:

- Purchase Price: £300,000
- Gross initial yield: 4.60%
- Gross Rents Reserved: £13,800 p.a.

Location Description:

The property is situated on the east side of St Albans Road (A412), to the south of its junction with Brixton Road. Local shops are available, with the further and more extensive facilities of Watford town centre and the Intu Shopping Centre also being within easy reach. Local bus routes run along St Albans Road (A412) and Rail and London Overground services run from Watford Junction Station, providing access into Central London. St Albans Road provides access to both the A41 and A405 and in turn the M1 Motorway. The open spaces of Cassiobury Public Park are also within reach.

Tenure:

Leasehold. The property is held on a lease for a term of 125 years from 24th June 1999 (thus having approximately 105 years unexpired) at a current ground rent of £50 per annum.

Property Description:

The property comprises a first floor self-contained flat situated within a terrace building arranged over ground and first floors beneath a pitched roof.

Accommodation and Tenancy:

Two Bedroom Accommodation

The property is subject to an Assured Shorthold Tenancy for a term of 1 year from 1st October 2017 (Holding over) at a current rent of £1,150 per calendar month.

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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.

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