

Lot 13

Flat B, 269 St Albans Road,
Watford, Herts WD24 5BJ

GUIDE PRICE: £130,000



**MODERN TWO BEDROOM FLAT WITH
INVESTMENT INCOME**

This first floor two bedroom flat that is approximately 3 years old is located in a popular position. The property has been on an Assured Shorthold Tenancy at a rent of £850pcm (£10,200 pa) for a 12 month term from 21/10/2009. We understand that the tenants have recently renewed this contract for a 12 month term. The property is presented in very good decorative order and benefits from double-glazing throughout. The property is sold with the benefit of the investment income and a very long lease.

TENURE

Leasehold: approx. 996 years unexpired
Ground Rent: £50 pa

ACCOMMODATION

Entrance hall, bedroom one, bedroom two, open plan kitchen/living room, bathroom

LOCAL AUTHORITY & TAX RATING

Watford Borough Council 01923 226400
Council Tax Band: B

VENDORS SOLICITORS

Neil Evans
Malcolm Dear Whitfield
297-299 Kenton Lane
Harrow
Middlesex
HA3 8RR 020 8907 4366

VIEWING TIMES

By appointment through the Auctioneers