

**FOR
SALE**



Burns Drive, Hemel Hempstead

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An excellent opportunity to acquire this well presented two bedroom ground floor flat situated in the ever-popular residential area of Woodhall Farm, offering an ideal investment purchase or first-time buy.

The property benefits from **two allocated parking spaces** and is offered with the added advantage of the **lease currently being extended to 999 years**, providing long-term peace of mind for future owners.

Internally, the accommodation comprises a welcoming entrance hall leading through to a bright and spacious living area. The property features a **good sized kitchen** fitted with a range of wall and base units and offering ample space for a **fridge/freezer and washing machine**.

There are **two well-proportioned bedrooms**, both offering comfortable accommodation, along with a modern bathroom suite comprising a **shower, vanity sink unit and WC**.

The property is currently **tenanted and achieving £1,125 per calendar month**, making this a ready-made investment with immediate rental income.

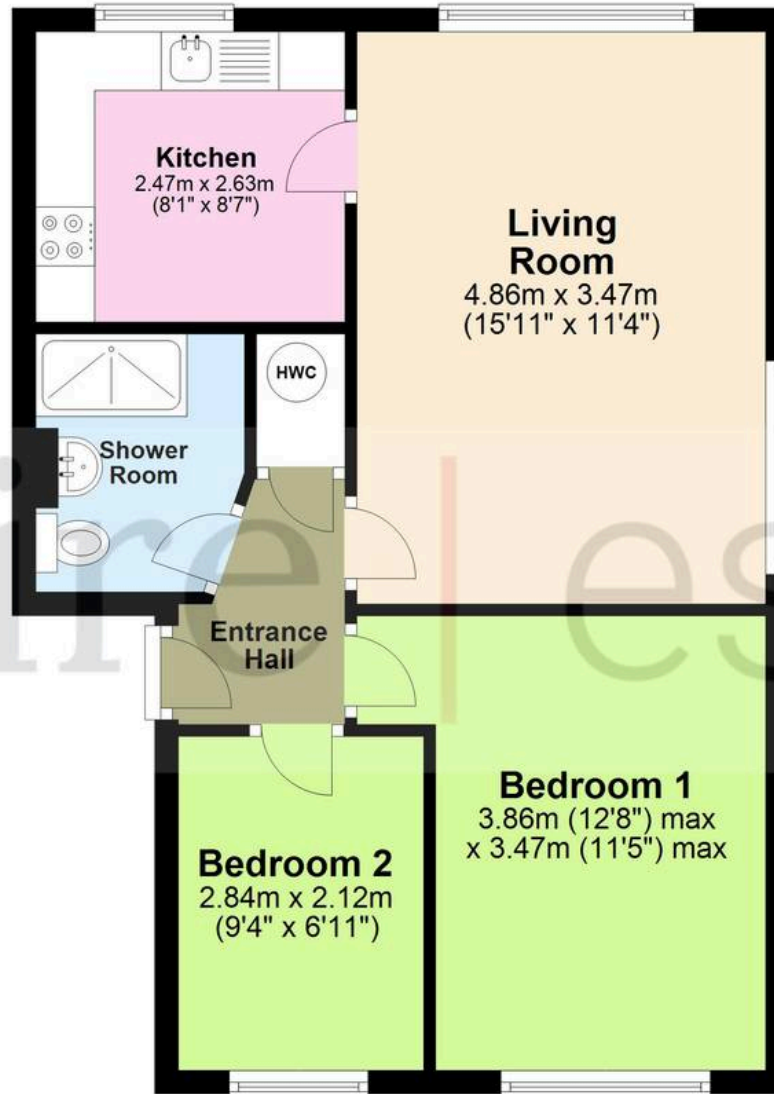
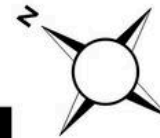
Located within close proximity to local shops, schools, amenities and excellent transport links, this flat offers convenience alongside comfortable living.

- Two bedroom apartment
- TWO parking spaces
- 999 years being extended
- CHAIN FREE
- GROUND FLOOR
- Located near shops
- Council tax B



Floor Plan

Approx. 49.9 sq. metres (536.7 sq. feet)



Total area: approx. 49.9 sq. metres (536.7 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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67 Marlowes, Hemel Hempstead

Hertfordshire HP1 1LE

t. 01442 233533

www.squireestates.co.uk