

Lot 91

Walnut House, Walnut Grove, Welling Garden City, AL7 4EX GUIDE PRICE: £1,250,000



FREEHOLD BLOCK OF FLATS AND GARAGES



This freehold block consists of twelve spacious one bedroom flats and a block of garages to the rear. The flats are mainly let at present producing a current income of approximately £77,160 pa. We understand that some apartments are currently under let and two flats are currently vacant. The garages to the rear are not included in the Assured Shorthold Tenancies and offer scope to either be rented separately or in our opinion certainly offer scope for further development subject to obtaining any necessary planning consent. The site occupies a site area of approximately 0.385 acres and the freehold is being disposed of with the benefit of ongoing income that is being produced.

LOCATION

Welwyn Garden City has excellent communications and is strategically located east of junction 4, 5 and 6 of the A1(M), which links up with junction 23 of the M25 motorway, 8 miles to the south. Rail services to London Moorgate are available in approximately 47 minutes. Major facilities include the Howard Centre. Walnut Grove is situated in a predominantly residential area and connects Howlands to Hollybush Lane.

ACCOMMODATION

Each flat consists of spacious one bedroom accommodation to include living room, kitchen and bathroom. The block of garages runs to the rear of the site with a direct access road.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Welwyn Hatfield Borough Council
01707 357000

Council Tax Band: all flats B

VENDORS SOLICITORS

tbc

VIEWING TIMES

By appointment through the
Auctioneers