



## **54 Aldykes, Herts, AL10 8EF**

A first floor flat situated in an excellent location currently let as a three bedroom HMO property to three students for £1200 PCM for 11 months.



**Asking Price £235,000 Leasehold**



### Entrance

Accessed via communal front door with entryphone system. Stairs rising to first floor. Composite door to front, Mains wired smoke alarm and emergency light, door to kitchen and opening to hallway.

### Kitchen

3.82 x 3.0 (12'6" x 9'10")

Fitted kitchen with a range of base and wall mounted cupboards and drawers with built in oven, hob and extractor hood. Wall mounted boiler. Single drainer sink unit with mixer taps, plumbing for washing machine and space for fridge freezer. Mains wired heat detector. Double glazed window to rear, pantry cupboard and space for table and chairs.

### Hallway

Gas and electric metres. Doors to following:

### Bedroom One

3.84 x 2.49 (12'7" x 8'2")

Double glazed window and door opening onto Balcony. Mains wired smoke alarm & radiator.

### Bedroom Two

2.92 x 3.62 (9'6" x 11'10")

Radiator and mains wired smoke alarm. Double glazed window to front and built in cupboards.

### Bedroom Three

3.03 x 3.14 (9'11" x 10'3")

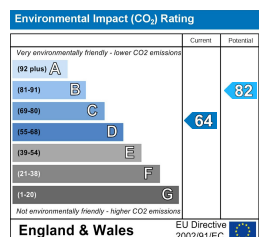
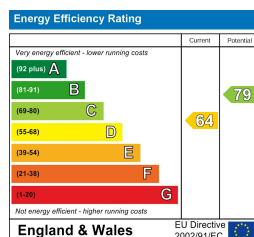
Radiator and mains wired smoke alarm. Double glazed window to rear and built in cupboard.

### Shower Room

Shower cubical with wall mounted electric shower. Wash hand basin, low level WC and double glazed frosted window to rear.

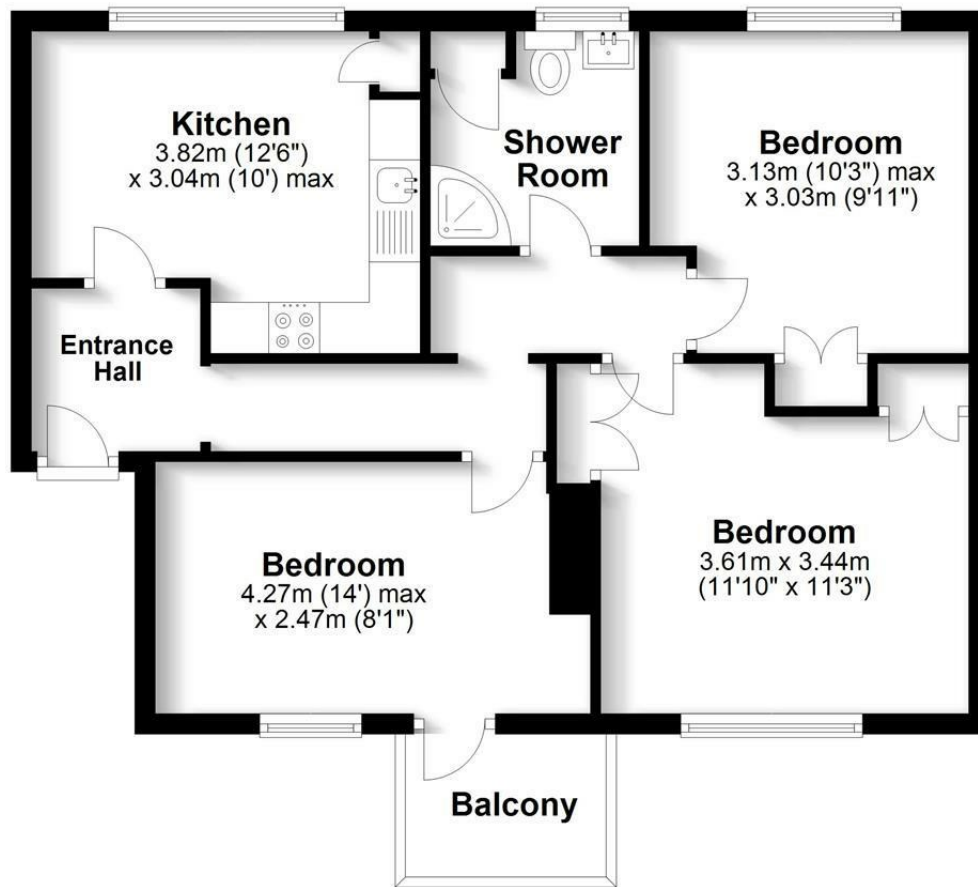
### Tenure

Leasehold. Remaining length of lease is 92 years and service charge for this year is £34.43 per month.



## Floor Plan

Approx. 58.2 sq. metres (626.4 sq. feet)



Total area: approx. 58.2 sq. metres (626.4 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using PlanUp.