

River Close, EN8 7QR
Waltham Cross

kings
GROUP


kings
GROU

River Close, EN8 7QR

Kings Group are delighted to present this CHAIN FREE, TWO BEDROOM TERRACED HOUSE - Being sold with tenant in situ.

BUY TO LET INVESTORS ONLY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

An excellent opportunity for investors to acquire this well-presented two-bedroom terraced house, offered for sale with a tenant in situ, generating an existing rental income of £1,650 per calendar month (£19,800 per annum) and offering a potential gross rental yield in excess of 7%, subject to the purchase price. This property presents an attractive opportunity for investors seeking an income-producing addition to their portfolio.

Upon entering the property, you are welcomed by an entrance porch with a convenient storage cupboard to the right, leading into the entrance hallway. Straight ahead is the fitted kitchen, offering practical space for everyday use. Adjacent to the kitchen is the generously proportioned living room, providing a comfortable reception area. To the rear is a bright conservatory, offering additional living space with direct access into the rear garden. The first floor comprises two well-proportioned double bedrooms, a family bathroom featuring a bath, wash hand basin and shower, alongside a separate WC for added convenience.Externally, the property benefits from an attractive landscaped rear garden, providing an enjoyable outdoor space with the additional advantage of rear access.

With an existing tenant in situ, an annual rental income of £19,800 and a potential gross rental yield exceeding 7%, this property represents an appealing buy-to-let investment. The two double bedrooms, additional conservatory and landscaped garden further enhance its rental appeal.

By Auction £250,000









- **BUY TO LET INVESTORS ONLY - SOLD WITH TENANT IN SITU**
- **7% PLUS RENTAL YEILD**
- **CURRENT TENANT PAYING £1650 PCM**
- **FREEHOLD**
- **NEAR LOCAL SHOPS AND AMENITIES**
- **CHAIN FREE**
- **SOLD VIA SECURE SALE**
- **IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE**
- **CLOSE TO WALTHAM CROSS STATION**
- **EASY ACCESS TO A10 AND M25**

Additional Information

Council Tax Band - C
Construction Type - Wimpey No-Fines
Flood Risk - Rivers & Seas: Low, Surface Water: Very Low
EPC Rating - D

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’, and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.



















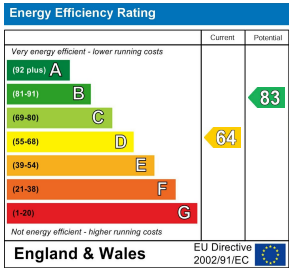

kings
GROUP

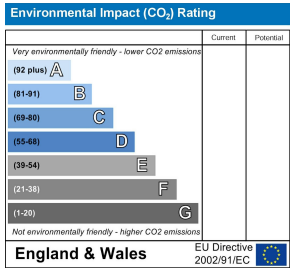

kings
GROUP






kings
GROUP







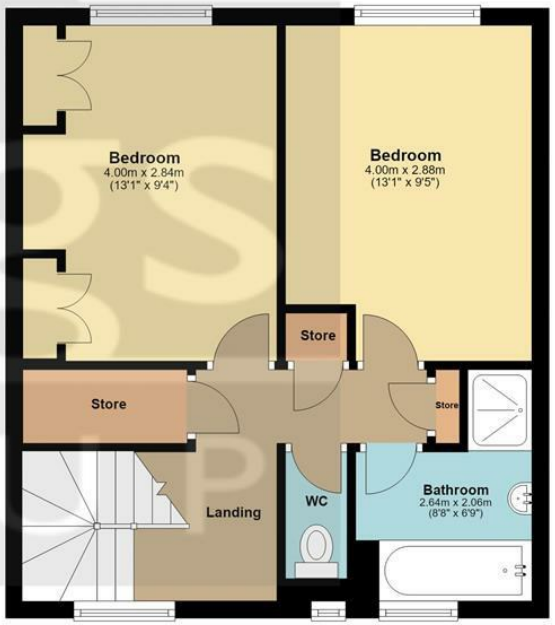
Ground Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



Total area: approx. 88.9 sq. metres (957.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk

Plan produced using PlanUp.

River Close

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF
T: 01992 635735
E:
www.kings-group.net