

Beverley Drive, Queensbury, HA8

Asking Price £275,000

Council Tax Band: C



INVESTORS TAKE NOTE

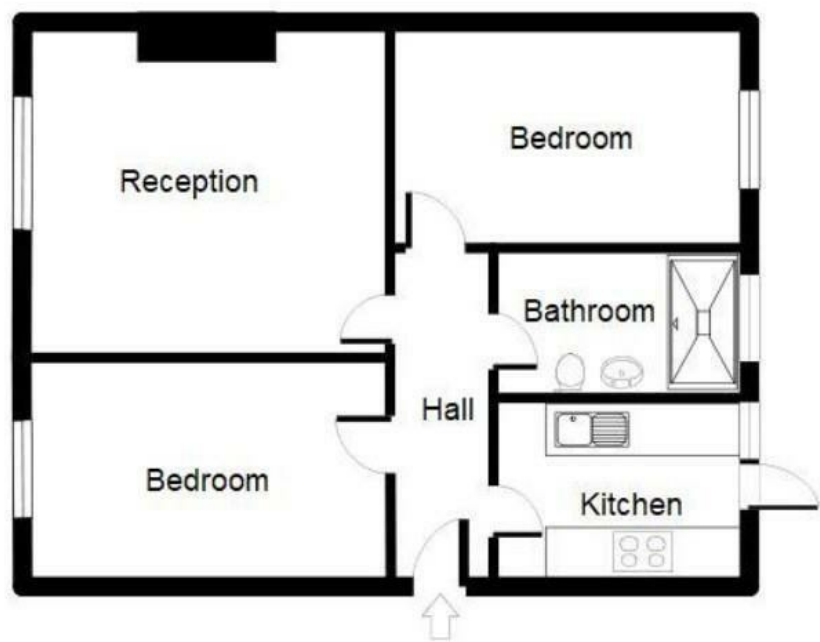
A two-bedroom, one-bathroom first floor flat located just moments from Queensbury Station, offering excellent transport links and local amenities. The property is in need of full modernisation throughout, presenting a superb opportunity for investors or buyers looking to add value.

Lease details: 125 years from 25 June 1979, with approximately 78 years remaining. A lease extension is available, typically adding a further 47 years and reducing ground rent to a peppercorn (£0.00), subject to valuation and freeholder terms.

Service charge is approximately £1,675 per 6 months, with a ground rent of £75 per 6 months.

A fantastic chance to refurbish and reimagine a well-located flat in a strong rental and commuter hotspot. Available to the market with offers considered.

Beverley Drive, HA8



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		