

INVESTOR

ST ALBANS

INSIGHT

St Albans is a charming and historic cathedral city, with its famous Roman remains and magnificent medieval architecture at the centre of a modern and vibrant settlement. Sitting just 18 miles or so from London, St Albans is extremely popular both with those who work in the capital and others who have moved outside the M25 to get more property for their money. St Albans has been named by numerous studies and surveys as one of the most desirable places to live in the UK.

WHY INVEST IN ST ALBANS?

Professional tenant base



With easy access to all parts of London, St Albans is unsurprisingly a popular spot with commuters, as well as those working across Hertfordshire. This means landlords can be confident of quality, professional applicants coming forward to rent their property.

Small city; high demand



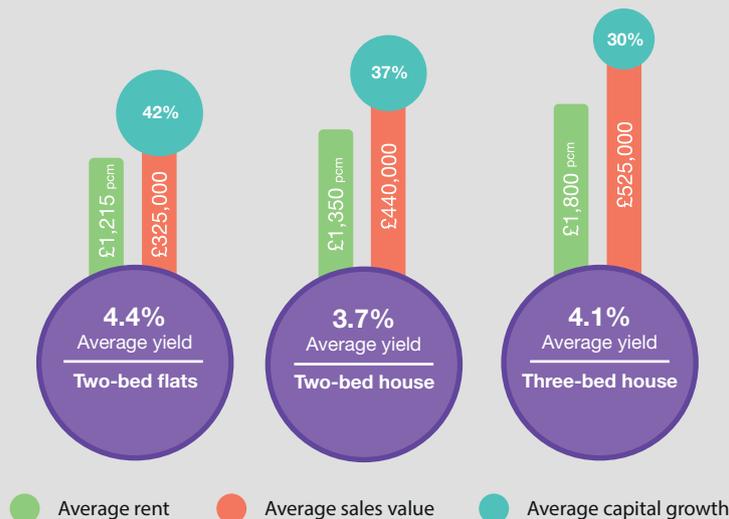
Despite its city status and enormous popularity, St Albans is a relatively small settlement with most areas close to the central retail, leisure and transport facilities. Demand for properties of all sizes is always high as people seek a quality home that meets their needs.

Low void periods

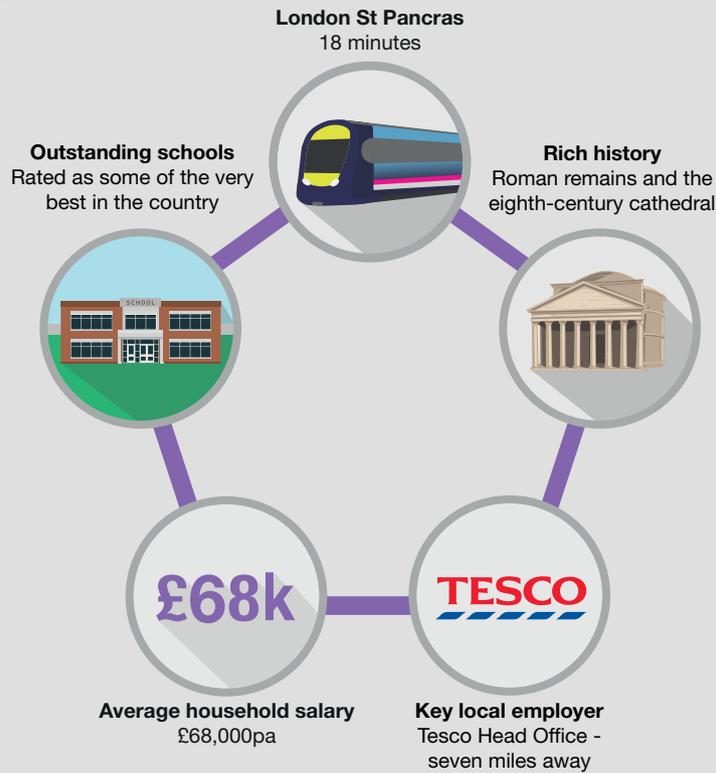


With consistently high levels of demand, properties to rent are typically secured by tenants soon after coming to the market. Landlords in St Albans benefit from low void periods, giving them confidence that their investment will always deliver a return.

YOUR RETURN ON INVESTMENT



WHY DO TENANTS LOVE ST ALBANS?



KEEP AN EYE ON...

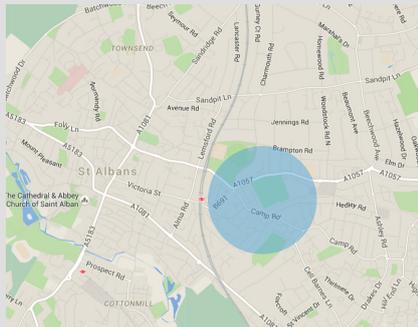


image from google maps

Fleetville

The residential area of Fleetville, to the south-east of St Albans, is the perfect place to invest. Tenant demand remains incredibly strong as a result of the area's proximity to both the train station and several excellent schools. Housing in Fleetville continues to improve and attract a new wave of young professionals and families. There are also still some opportunities to refurbish more dated homes in order to realise their potential.

IDEAL INVESTMENTS

3.8%



£444,995
Cottonmill Lane, St Albans
Three-bedroom house

This three-bedroom semi-detached house in St Albans is the ideal investment property. It comes with a self-contained annexe and while it requires some modernisation, its location close to the city centre ensures it will be popular with tenants.

4.6%



£235,000
Taylor Close, St Albans
Two-bedroom apartment

Two-bedroom apartments in St Albans deliver a healthy yield. This property in Taylor Close is a great example, with investors likely to achieve a rent of approximately £900pcm. It is set in a quiet cul-de-sac location just two miles from St Albans city centre.

4.35%



£234,995
Colindale Avenue, St Albans
One-bedroom maisonette

Generating a yield of 4.35 per cent, this one-bedroom maisonette is a shrewd investment. Its appeal to tenants is enhanced by a private garden, a fitted kitchen and a private entrance. We would expect this property to achieve a rent of £850pcm.

Sources

All statistics correct as of 22.02.16
Zoopla
Rightmove
Property Detective

leaders.co.uk