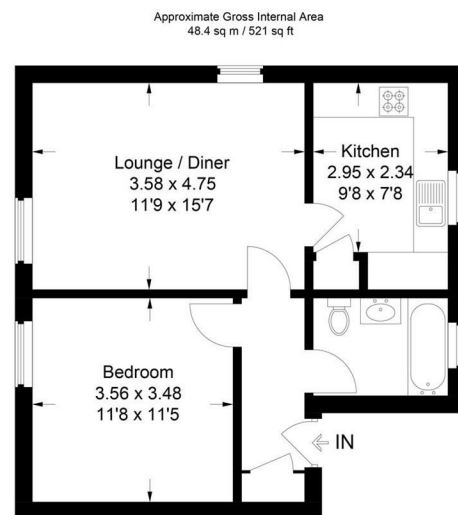




Flat 1 Hedge Row, Hemel Hempstead, HP1 3JQ



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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For auction £135,000

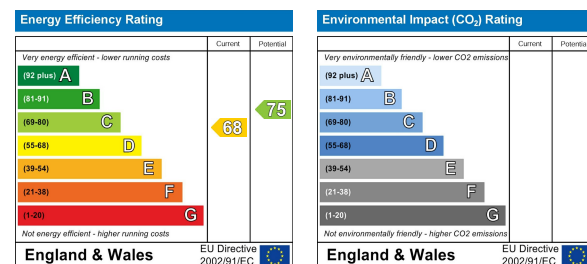
FOR SALE BY AUCTION ON WEDNESDAY 12TH JUNE 2024 COMMENCING AT 13:00 - SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £135,000

VIEWINGS BY APPOINTMENT ONLY: OPEN DAYS (25/05/24, 01/06/24, 08/06/24) Please call to arrange appointments

A one-bedroom ground floor apartment in need of refurbishment situated close to Luton Town Centre. The property is ideal for a first-time buyer or rental investor offering a practical internal floor expanding approximately 500 sq ft. The accommodation comprises entrance hall, bathroom, bedroom, lounge/diner and kitchen. Outside there is communal off-road parking. Properties of this nature can rent between £900 and £1,000 pcm. EPC rating 68, potential 75.

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ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

9'02 x 3'06

Approached via a part-glazed timber front door, there is access to storage and a radiator connected and doors to:-



BEDROOM

11'08 x 11'05

Window to the rear elevation with radiator below, there is space for a double bed.



BATHROOM

7'08 x 5'06

Suite comprising WC, hand wash basin, bath with tiled walls and a window to the front.



LOUNGE/DINER

15'07 x 11'09

Window to the rear and side elevation, there is a wood effect floor and door to:-



KITCHEN

9'08 x 7'08

Window to the front elevation, there are floor and wall-mounted units with tiled splashback and plumbing for a washing machine, and space for a fridge/freezer and cooker. There is an integrated stainless steel sink and drainer and a Worcester gas-fired boiler is connected to the wall.



OUTSIDE

There is communal parking.

SERVICES

Mains gas, water, electricity and drainage are connected. None of these have been tested.

HOW TO GET THERE

From the town centre proceed in a northerly direction along the Leighton Buzzard Road, proceed over the roundabout and up the hill taking the first exit at the roundabout onto Galley Hill. Upon approaching the school turn left onto Pudding Lane and left again onto Hedge Row where the property can be found on the right hand side.

TERMS OF THE LEASE

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYER'S PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £1,500 plus VAT.

BUYER'S ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £950 plus VAT.

For further information on viewing call 01908 030127