



HOLLY COURT
VISITORS
PARKING
ONLY

Connells

Holly Court Admiral Drive
Stevenage



Property Description

We are pleased to present a purpose built second floor apartment in the popular Chrysalis Park development, boasting one double bedroom & ideally located for local amenities & good road links. The apartment benefits from a secure entry phone system, modern electric heating, double glazed windows, ample storage space, secure allocated parking & has a long lease remaining

The main communal entrance leads to a communal hallway with stairs rising to the second floor, with solid front door to the entrance hall. The hallway offers ample built in storage, electric heater & doors to bedroom, bathroom & open plan living.

The open plan living room opens into a modern fitted kitchen, with range of units, drawers & work surfaces over. There is a built in electric oven & hob, sink & drainer unit with mixer tap, ceiling spots, electric heater, floor space for fridge/freezer & a useful space for a work desk & chair. There are double glazed windows

The large double bedroom offers ample space for free standing wardrobes, electric heater & a double glazed window. The modern 3 piece bathroom comprises low level WC, wash hand basin, panel bath with wall mounted shower unit & fitted screen. Partly tiled walls, tiled flooring, heated towel rail, extractor fan, fitted vanity mirror & inset spots

Outside there are neat communal areas, and a secure allocated parking space

IMMEDIATE RECOMMENDED VIEWING HIGHLY

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance

Second Floor Landing

Entrance Hall

Open Plan Living/Kitchen

23' 3" MAX x 16' 4" MAX (7.09m MAX x 4.98m MAX)

Double Bedroom

16' 2" x 10' 4" (4.93m x 3.15m)

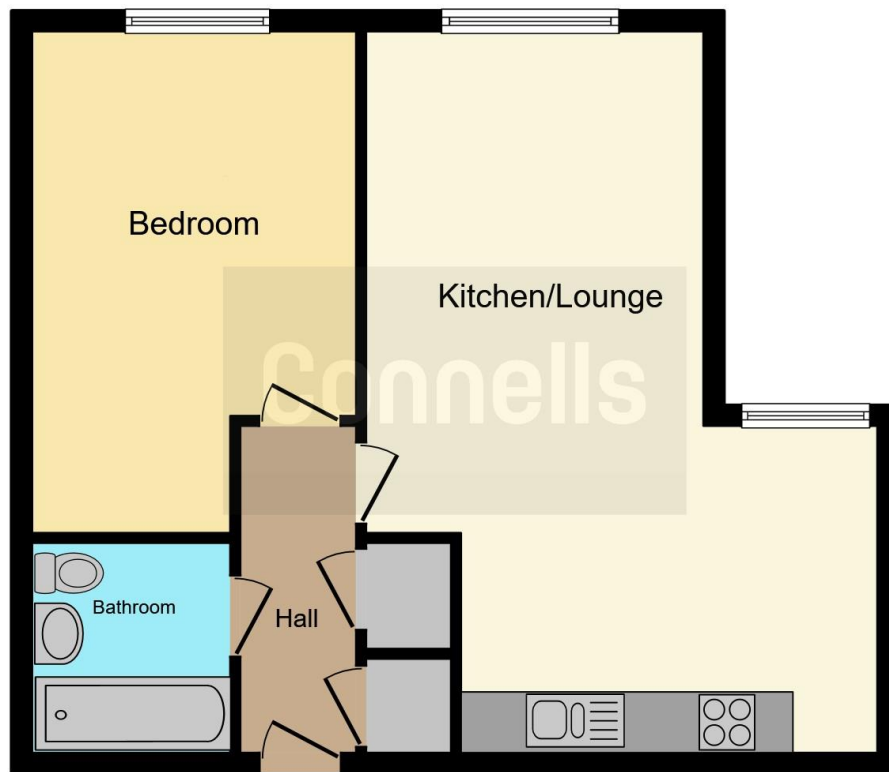
Modern 3 Piece Bathroom

Outside

Allocated Parking Space

Neat Communal Areas





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/STV311742

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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