



Connells

Millwards
Hatfield



Property Description

Connells are proud to market this first floor two bedroom flat located in the popular area of South Hatfield which has good links to the town centre, local amenities and local schools. A must for a first time buyer or investor to start or add to their portfolio!!

Offering immediate vacant possession, is this apartment in need of modernisation, but offering great scope for improvement. The property is located on a popular residential area of the town and comprises of a Lounge, Kitchen, two bedrooms, bathroom and outside storage lock up area.

CALL TO VIEW!

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.

Entrance Hall

Front door into flat, three built in storage cupboards.

Lounge

14' 6" x 16' 4" (4.42m x 4.98m)

TV & Phone points, double glazed window to the rear.

Kitchen

7' 2" x 10' 2" (2.18m x 3.10m)

Stainless sink with drainer, base and wall level cupboards with room for fridge freezer,

washing machine and gas cooker and double glazed window to rear.

Bedroom 1

8' 10" x 16' 3" (2.69m x 4.95m)

Built in storage cupboard and double glazed window to the front

Bedroom 2

9' 9" x 6' 3" (2.97m x 1.91m)

Double glazed window to the front.

Bathroom

6' 9" x 6' (2.06m x 1.83m)

Vanity wash hand basin, low level WC, panelled bath with electric shower and double glazed window.

Outside

External Cupboard

3' 11" x 6' 8" (1.19m x 2.03m)

Outside the front door, storage space with the gas/water meters, which has been used to store a bike in the past.

Agents Note

The vendor advises:

89 years remaining on the lease

Ground Rent : £10 per year

Service Charges : £584.56 per year









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

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY306843

This is a Leasehold property with details as follows; Term of Lease 89 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY306843 - 0017