



Connells

Flat 12 Town Centre
Hatfield

Flat 12 Town Centre Hatfield AL10 0JW

for sale guide price
£200,000



Property Description

A very well presented two bedroom top floor apartment, serviced by a lift in central Hatfield, ideally positioned for access to the Train Station and amenities of Asda. Benefits include open plan living area and kitchen with integrated appliances, Master bedroom with en-suite. Lounge with Balcony and an allocated parking space. **MUST SEE PROPERTY.**

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

Door to front, security entrance handset, electric radiator, built in cupboard.

Open Plan Lounge/Kitchen

10' 9" x 19' 8" (3.28m x 5.99m)

Double glazed french doors onto balcony. wood effect flooring, TV point, electric radiator.

Under-mounted sink and draining area, Electric hob, electric oven and extractor fan, cupboards at wall and base level, integrated fridge freezer and washing machine.

Bedroom 1

13' up to fitted wardrobes x 11' 8" (3.96m up to fitted wardrobes x 3.56m)

Double glazed window, electric radiator,

mirror fronted fitted wardrobes

En-Suite Shower Room

Shower cubicle, low level w/c, wash hand basin, heated towel rail, tiled flooring, extractor fan, recessed spotlights.

Bedroom 2

11' 1" x 8' 7" (3.38m x 2.62m)

Two double glazed windows, electric radiator.

Bathroom

Panelled bath, low level w/c, wash hand basin, part tiled walls, extractor fan, recessed spotlights, heated towel rail, tiled flooring.

Parking

One allocated parking space.

Leasehold Information

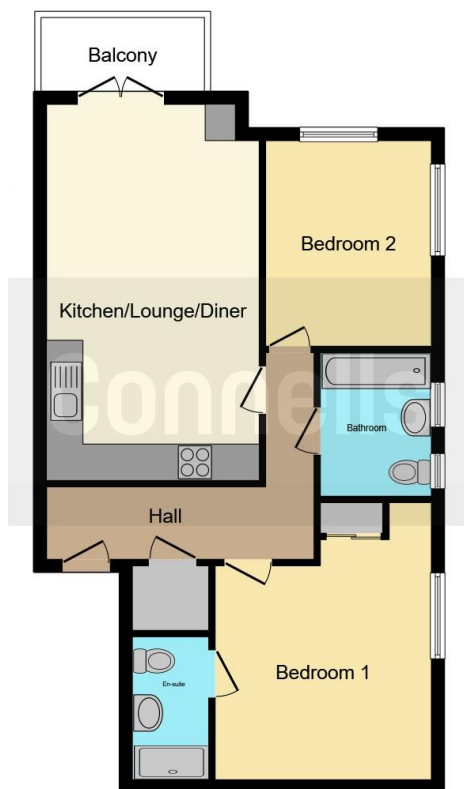
This property comes with a lease length of 150 years from the 25th February 2015.

The Ground Rent is £130 per annum and the Service Charge is £4700 per annum.









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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38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 4700.00

Ground Rent:
 130.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307476

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.



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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