

for sale

guide price **£160,000**



## Mosaic House Midland Road Hemel Hempstead HP2 5YG

OFFERED WITH NO UPPER CHAIN. One double bedroom GROUND FLOOR apartment at the popular Mosaic House, Hemel Hempstead. ALLOCATED PARKING SPACE, integrated appliances and good sized kitchen/lounge. Walking distance to the Town Centre, local schools, transport links, the Old Town and Gadebridge Park.

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## 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 Hallway

Security entry system and stairs and lift to all floors.

## Entrance Hallway

Front door with video entry system, cupboard housing boiler and cupboard, radiator.

## Living Room

22' 3" max x 12' 8" max ( 6.78m max x 3.86m max )

Double glazed french doors, two radiators, TV and telephone point.

## Open Plan Kitchen

Fitted kitchen comprising wall and floor units with work surfaces to compliment, stainless steel half bowl sink/drain, electric oven, gas hob, cooker hood, integrated dishwasher and integrated fridge freezer.

## Bedroom One

10' 6" x 11' 7" ( 3.20m x 3.53m )

Double glazed french doors, radiator and fitted wardrobes.

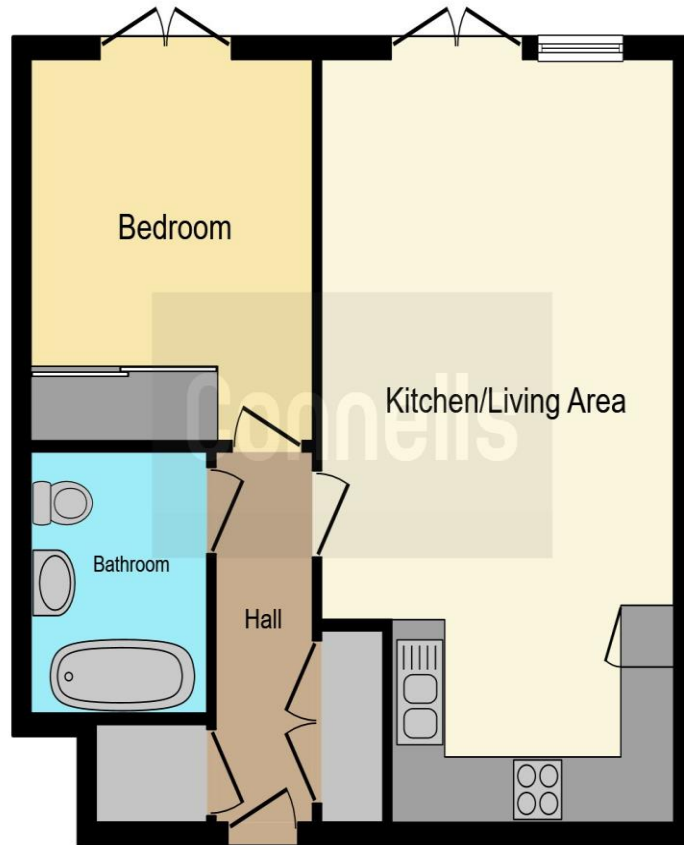
## Bathroom

Bath with shower over, low level toilet, sink with pedestal, part tiling, extractor fan, tiled floor and radiator.

## Communal Roof Top Garden

## Allocated Parking Space





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01442 216 633**  
**E [hemel Hempstead@connells.co.uk](mailto:hemel Hempstead@connells.co.uk)**

45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM311223 - 0014

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1775.56

Ground Rent: 250.00

**view this property online [connells.co.uk/Property/HEM311223](https://www.connells.co.uk/Property/HEM311223)**

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.

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