

for sale

guide price **£170,000**



## Westerdale HEMEL HEMPSTEAD HP2 5TJ

Spacious & well presented TWO DOUBLE BEDROOM top floor purpose built flat. Located in popular Highfield & close to the local shops, transport & with modern decor throughout. The property boasts entrance hall, fitted kitchen, lounge/dining area, large bathroom, double glazing and gas central heating.



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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 Entrance

Door to front with security entry system and stairs to all floors.

## Entrance Hall

Door to front with entryphone, storage cupboard and laminate flooring.

## Lounge

19' x 12' ( 5.79m x 3.66m )

Double glazed window, radiator, TV and telephone point and laminate flooring.

## Kitchen

11' 1" x 7' 8" ( 3.38m x 2.34m )

Fitted with wall and base units with work surfaces to compliment, sink with drainer with splashback, electric oven and hob with cooker hood, plumbing for washing machine, space for fridge/freezer, cupboard housing central heating boiler, cupboard, part tiled walls, laminate flooring and double glazed window.



**Bedroom 1**

12' 2" x 12' 7" ( 3.71m x 3.84m )

Double glazed window, built in wardrobes, radiator, TV point.

**Bedroom 2**

12' 1" max x 11' 1" ( 3.68m max x 3.38m )

Double glazed window, built in wardrobes, radiator.

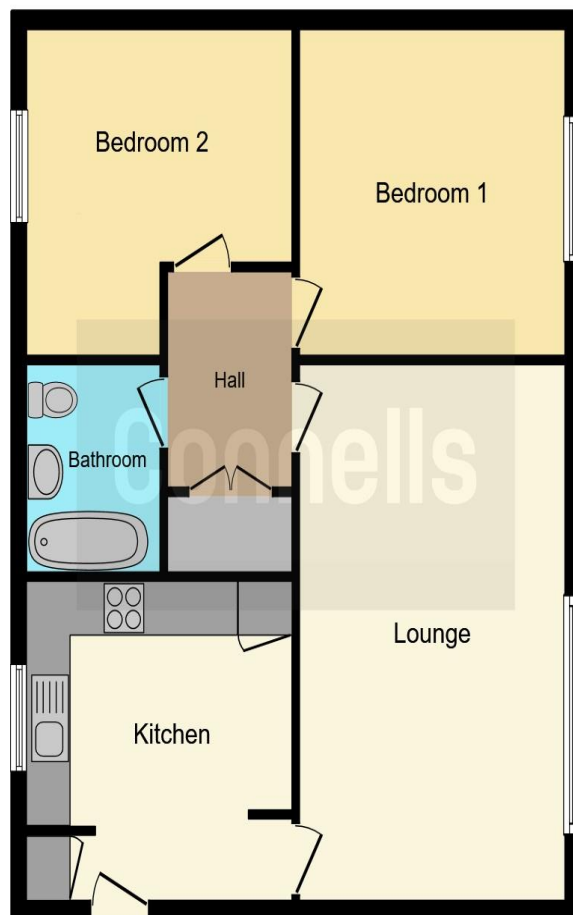
**Bathroom**

Fitted with bath with mixer taps, shower, heated towel rail, low level WC, part tiling and double glazing.









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](http://www.focalagent.com)

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HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM311971 - 0006

**Tenure:** Leasehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/HEM311971](http://connells.co.uk/Property/HEM311971)

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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