



**Ware Road, Hertford, SG13 7DY**



## Welcome to Ware Road, Hertford

William H Brown are delighted to offer this rarely available two-bedroom maisonette, situated within walking distance of local amenities (6 min walk) and Hertford East train station connecting to London Liverpool Street. Having been recently re-furbished by the current owner, the property additional benefits from a high spec kitchen and bathroom, along with additional external storage cupboard. The property further benefits from being chain free.



## 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.

## -Accommodation Overview-

### Entrance Hall:

Door leading to all rooms. External storage cupboard.

### Lounge:

10' 6" x 9' 3" (3.20m x 2.82m)

Double glazed window, built in shelving, spot lighting, radiator.

### Kitchen:

8' 3" x 7' 7" (2.51m x 2.31m)

Fitted kitchen with wall and base units with work surface over, sink unit with mixer tap over, electric hob with oven beneath and extractor canopy, integrated dishwasher, space for washing machine, space for fridge freezer.

### Bedroom One:

12' 8" x 9' 3" (3.86m x 2.82m)

Double glazed window, radiator.

### Bedroom Two:

12' 8" x 9' 1" (3.86m x 2.77m)

Dual aspect double-glazed windows, radiator.

### Bathroom:

Recently re-fitted modern three-piece suite comprising of panel enclosed bath with shower over, wash hand basin with storage cupboard, chrome heated towel rail, WC, spot lighting, tiled walls, tiled floor, extractor fan.

### Parking:

Permit parking - This is a cost at £72 per annum. Please ask agent more details.

### Agent Note:

The term of the lease is 99 years from 19th October 2001, which means there is currently 75 years remaining. This may impact on mortgage lender requirements. Interested parties should make further enquires.



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## Welcome to Ware Road, Hertford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Recently Refurbished Basement Apartment
- Chain Free

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 150.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price  
**£165,000**



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. Powered by www.houseagent.com



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFD107824 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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