

Property details approval form

2 Woodvale Park, St. Albans, Hertfordshire, England, AL1 5JF

Date: 09 February 2024

Property Ref and Version: STA316060 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £90,000

Tenure:

○ Key Features

- > Energy Rating: Exempt
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > CHAIN FREE
- > VIEWING ADVISED
- > RESIDENT PARKING
- > FANTASTIC RENOVATION PROJECT
- > CONVENIENT LOCATION
- > OVER 55s

○ Short Description

Do not miss this wonderful opportunity to purchase and transform this CHAIN FREE two-bedroom park home in a desirable location of St Albans!!

○ Long Description

A rare opportunity to be the owner of this charming park home in St Albans. Offering a unique opportunity for those with a vision for transformation. Situated within a tranquil setting, this two-bedroom home beckons with potential. Boasting a spacious living area, a cosy kitchen and two comfortable bedrooms. The generous sized garden that wraps around the home provides ample space for a keen landscaper or expansion, subject to planning permission. With some creativity and TLC, this park home has the potential to become a delightful haven in the heart of St. Albans.

Situated in a sought after location, this park home is close to amenities with the local supermarket just a stones throw away, ample restaurants to choose from and fantastic transport links making it a practical and convenient place to live.

Many of the residents situated in Woodvale park enjoy a strong sense of community, bringing security and neighbours together.

This property is offered CHAIN FREE.

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○ Directions

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○ Room Description

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 £300 inc VAT towards the preparation cost of the pack.

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.

Location

With its close-knit community feel and easy access to both central London and Hertfordshire's many glorious green spaces, St Albans offers that rarest of luxuries – balance. Though just minutes from the city centre and train station, outdoor types can just as quickly revel in the choice of leafy parks, long walks and challenging golf courses.

Meanwhile, St Albans' crowning glory, Verulamium Park, offers over 100 acres of picturesque gardens, wildlife, lakes, sports facilities and tennis courts.

For the finer things in life, take afternoon tea in the perfectly manicured surrounds of Sopwell House, or escape for a secluded picnic for two by the river. In fact, whatever you're into, St Albans offers boundless possibilities.

Nestled in the buzzing heart of St Albans, with your home at Ziggurat House you couldn't be better placed to enjoy its many pleasures. Just moments from your door, discover great brunch spots and cosy pubs; lively bars and fine dining; favourite restaurant chains and unique family-run cafés; independent boutiques and can't-live-without high street shops.

Yet there's much more than shopping and indulgence on offer. If culture's your thing, catch a movie at The Odyssey, an Art Deco gem, a play at the endearing Abbey Theatre, or check out a gig at the renowned Alban Arena or one of the other more quirky venues dotted around the city. Or because sometimes it's all about the simple pleasures in life, stroll through the pretty, atmospheric streets and drink in the laid-back St Albans vibe.

Transport

St Albans' fast and direct connections make getting around easy.

The city's main station offers a speedy commute into King's Cross St Pancras in less than half an hour, with a choice of onward connections to the West End, City and major airports.

St Albans Abbey Station, meanwhile, takes you straight into Euston via Watford Junction. If you'd rather travel at your own speed, the apartments' allocated parking and nearby M1 and M25 makes driving in any direction simple.

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○ Property Images



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○ Floor Plan

○ Approval

Signature

Date

Abbi Minot		
Miss L. Kelly		