



Connells

Cotlandswick
London Colney St. Albans



Property Description

We are delighted to present this fantastic first-floor flat, perfect for first-time buyers and investors alike. Located in the desirable area of London Colney, this property offers convenience and charm, along with the flexibility to make it your own.

This spacious flat features two generously sized double bedrooms, providing ample space for comfortable living and restful nights. The large living diner is the heart of the home, an inviting space perfect for entertaining friends and family or enjoying cozy nights in. With plenty of natural light pouring in, it's an ideal setting for relaxation and enjoyment.

The separate kitchen is well-equipped and ripe for a modern makeover. Its layout offers great potential to create a culinary haven, whether it's through a simple refresh or a fully renovated space. The bathroom, conveniently located, also offers scope for aesthetic improvements as desired.

You'll appreciate the full storage solutions throughout the flat, ensuring that everything has its place. Additionally, an external shed provides even more storage options, perfect for outdoor equipment, bikes, or seasonal items.

With an extended lease and no chain, this property is ready for you to move in and start your renovation journey at your leisure. Don't miss this exciting opportunity to invest in your future, schedule a viewing today and seize the chance to create your dream home in this prime location!

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

14' 1" max x 6' max (4.29m max x 1.83m max)

Lounge

16' 1" max x 11' 8" max (4.90m max x 3.56m max)

Kitchen

11' 9" max x 9' 6" max (3.58m max x 2.90m max)

Bedroom One

12' 9" mx x 12' max (3.89m mx x 3.66m max)

Bedroom Two

11' 7" max x 9' 10" max (3.53m max x 3.00m max)

Bathroom

9' 9" max x 5' 11" max (2.97m max x 1.80m max)





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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EPC Rating: D

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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.



Tenure: Leasehold



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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