

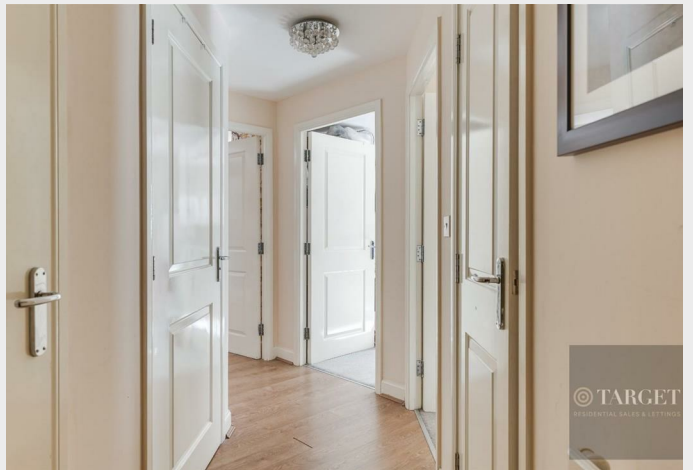


Constables Way, Hertford SG13 7AF

Offers In The Region Of £300,000

 **TARGET**  
RESIDENTIAL SALES & LETTINGS





Welcome to this delightful two-bedroom ground floor flat located on Constables Way, SG13. This purpose-built property, constructed in 2014, is presented in excellent condition throughout, making it an ideal choice for both first-time buyers and those looking to downsize.

Spanning an impressive 653 square feet, the flat boasts a spacious reception room that seamlessly extends into a modern kitchen and living area, measuring over 23 feet in length. This open-plan design creates a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The property features a lovely balcony, providing a charming outdoor space to relax and unwind.

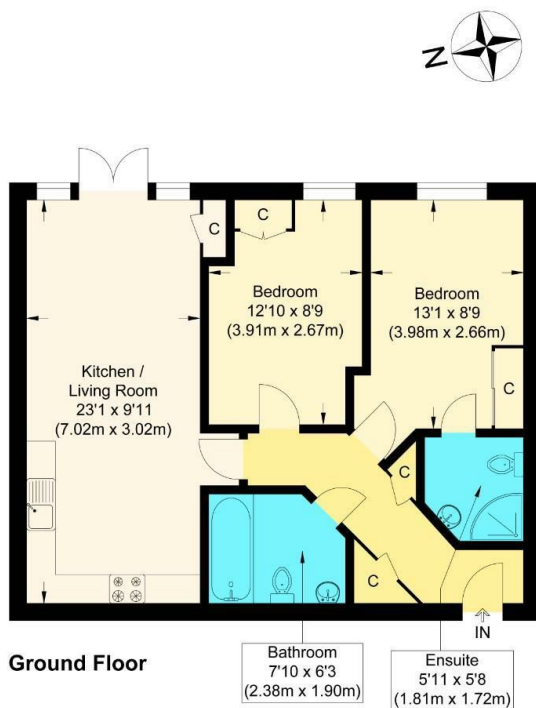
The main bedroom benefits from an en-suite shower room, ensuring privacy and convenience, while a well-appointed guest or family bathroom, both equipped with three-piece suite, caters to the needs of residents and visitors alike.

Additionally, the flat comes with the added advantage of allocated parking, a valuable feature in this sought-after area.

Situated in a desirable location, this property offers easy access to local amenities and transport links, making it a perfect base for modern living. Do not miss the opportunity to view this exceptional flat, which is being offered for sale as sole agents.







#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### How to Make an Offer

To submit an offer, please email [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk) with the following details (We reserve the right to request further info if required by law).

**Offer Amount (£)** – Confirm the amount you wish to offer.

**Buyer Type** – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

**Mortgage Agreement** – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

**Deposit Confirmation** – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

**Identification** – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

**Proof of Address** – Supply a document verifying your current address.

**Solicitor Details** – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

**Mortgage Broker Details** – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

**AML & Identity Checks** – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

For any further inquiries, please reach out to the provided email.

#### What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

#### Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

#### Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal



**Edmonton** | 315 Hertford Road | Edmonton | London | N9 7ET

t. 0208 805 4949 | e. [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk)

**Cheshunt** | 210 Windmill Court | Windmill Lane | Cheshunt | Waltham Cross | Hertfordshire | EN8 9AF

t. 01992 766245 | e. [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk)

[www.targetproperty.co.uk](http://www.targetproperty.co.uk)