



Quennell House Sheldon Way, Berkhamsted HP4 1FF



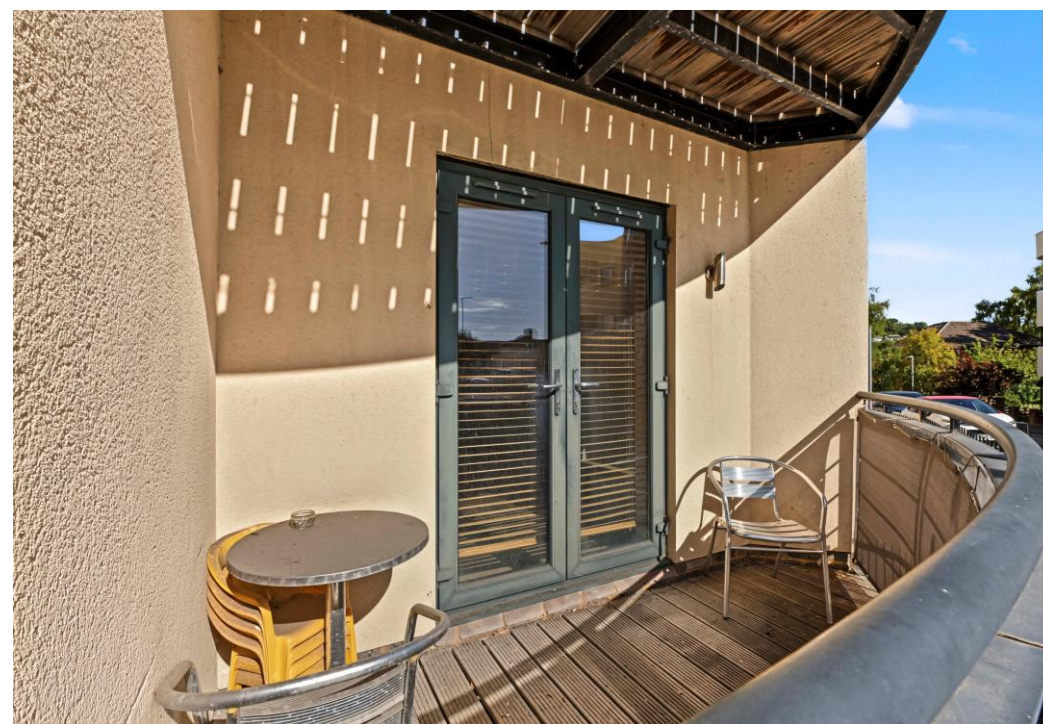
A spacious and well-positioned ground floor two bedroom apartment, ideally situated within short walking distance of Berkhamsted High Street and the mainline railway station. The property offers well-proportioned and versatile accommodation, with the highlight being an impressive 30ft open plan kitchen/living room, providing an excellent light space for both entertaining and everyday living. The living area benefits from direct access onto a private balcony, creating a pleasant extension of the living space and an ideal spot to relax outdoors. The principal bedroom is a generous double and benefits from fitted wardrobes and a modern en suite shower room. There is a further bedroom, together with a separate family bathroom. Further benefits include allocated parking, ground floor accommodation and the property being offered chain free, making it an attractive option for both owner occupiers and investors.

Quennell House is conveniently located for Berkhamsted's excellent range of independent shops, cafés, restaurants and amenities, while Berkhamsted station provides direct rail links into London Euston. The property's combination of spacious accommodation, private outdoor space, parking and convenient town-centre location makes it an excellent opportunity.

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.





welcome to

Quennell House Sheldon Way, Berkhamsted

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ground floor two bedroom apartment
- 30ft open plan kitchen/living room

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1600.00

Ground Rent: 401.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

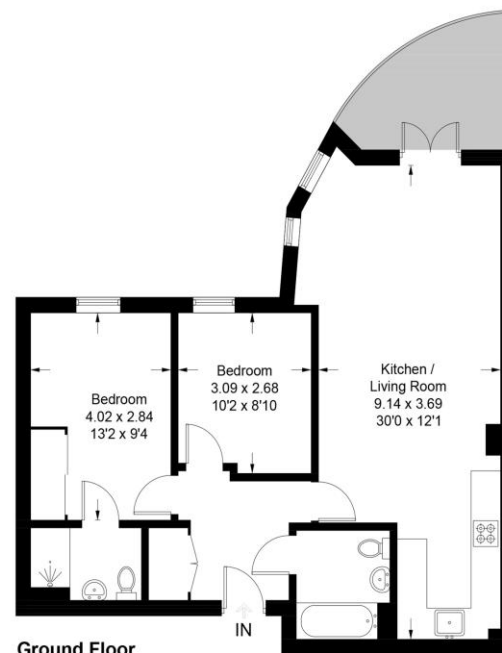
guide price

£300,000

A spacious ground floor two double bedroom apartment, ideally located within easy walking distance of Berkhamsted High Street and the mainline railway station.

Quennell House

Approximate Gross Internal Area = 65.0 sq m / 700 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1337380)

check out more properties at brownandmerry.co.uk

see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
BKH103442 - 0003

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.



01442 870444



berkhamsted@brownandmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



brownandmerry.co.uk