



**Connells**

Grimsdyke Lodge Hatfield Road  
St. Albans



### Property Description

The accommodation is bright and thoughtfully arranged, featuring a sleek modern kitchen, a spacious lounge/diner perfect for both cosy evenings in and hosting friends, a generous double bedroom, and a well-kept bathroom/WC. The proportions feel comfortable and well balanced throughout.

Practicality is just as impressive, with a garage and two annual parking permits - a genuine advantage in this popular and well-connected setting.

Located within easy reach of St Albans city centre, you're perfectly placed to enjoy its vibrant mix of shops, cafés, restaurants and green spaces, while excellent transport links, including nearby bus routes and the mainline station, make commuting effortless.

Whether you're taking your first step onto the property ladder or searching for a smart investment, this is a home that combines convenience, comfort and location in equal measure.

### 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.

**Lounge**

12' 8" x 9' 7" ( 3.86m x 2.92m )

**Kitchen**

8' 8" x 5' 5" ( 2.64m x 1.65m )

**Bedroom One**

9' 10" x 8' 8" ( 3.00m x 2.64m )





To view this property please contact Connells on

**T 01727 856 781**  
**E stalbans@connells.co.uk**

38 Chequer Street  
ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317589](https://www.connells.co.uk/Property/STA317589)**

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.



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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