

Peter Alan Home Conveyancing
Spicketts Battrick
3-4 Gelliwastad Road
Pontypridd
Mid Glamorgan
CF37 2AU

Our ref: RUM305018

10 September 2024

Dear Sirs

RE: Miss F. Khanum, 67 Nevin Crescent, Rumney, Cardiff, South Glamorgan, Wales, CF3 3NW

We write to confirm that in accordance with the instructions of our mutual client, we have agreed a sale of the above property.

A copy of our sales pro-forma is enclosed and we trust you will be issuing a draft contract to the purchaser's legal representative in due course.

The Energy Performance Certificate relating to this property is available at

EPC URL: <https://find-energy-certificate.digital.communities.gov.uk/>
RRN: 5034-8422-0300-0611-5226

With regard to the provisions of the Land Registration Act 2002 we must advise you that our knowledge of the property is based solely on information supplied by the Seller. We can give no warranty on behalf of the seller, and any queries you may have with regard to the provisions of the Act must be directed to your client.

As per the terms of our Agency Agreement, please note that the final invoice will include both the sales commission fee plus the charge of £55.20 (incl vat) in respect of the verification checks that we are obligated to carry out during the property transaction to comply with Anti-Money Laundering Regulations.

Should you require any further assistance in progressing this matter please do not hesitate in contacting us.

Yours faithfully

Charlotte Hodges
Sales Negotiator

Enclosed: Sales memorandum

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Confirmation of Sale Subject to Contract

Address of Property: 67 Nevin Crescent, Rumney, Cardiff, South Glamorgan, Wales, CF3 3NW	
Price £217,500	Tenure You are advised to ask your legal adviser to confirm the tenure of the property.
Vendor	Miss F. Khanum - 67 Nevin Crescent Rumney Cardiff South Glamorgan Wales CF3 3NW
Vendor's Conveyancer	Spicketts Battrick 3-4 Gelliwastad Road Pontypridd Mid Glamorgan CF37 2AU Attn: Peter Alan Home Conveyancing
	01443 407221 connellsteam@sbwales.com
Purchaser	Miss N. Stediford 27 Rhiw'r Ddar Taffs Well Cardiff South Glamorgan Wales CF15 7PA
Purchaser's Conveyancer	Threemo Solicitors 3 The Office Campus Red Hall Court Wakefield WF1 2UY Attn: Jenny Wilson
	01924 927700 jenny.wilson@threemo.co.uk
Buyer's Financial Arrangements: Mortgage Required - undecided who they are using	
Buyer's Position: First time buyer	Desired possession Date ASAP
Local authority	
Remarks	
The Contract Pack is available to the Buyer's Conveyancer in the tmconnect online portal and the Buyer's Conveyancer will shortly receive an email (to the email address set out above) with further details as to how to access and download the Contract Pack.	
Offer Special Conditions:	
None	