



Connells

Cadwell Court Cadwell Lane
Hitchin



Property Description

Offered for sale on a chain-free basis is this smartly presented first floor one bedroom maisonette. Featuring an open plan kitchen/living space, a double bedroom and bathroom this would make an excellent first-time buy.

This flat also benefits from lawned communal grounds and a garage en bloc, while being just a short walk from the railway station.

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 Lobby

Double glazed door to front, stairs leading to first floor.

Inner Hall

Airing cupboard, storage cupboard, loft access and wood effect flooring.

Open Plan Living Space

Lounge Area

Double glazed window to front aspect, TV and telephone points, wood effect flooring and electric heater.

Kitchen Area

Fully fitted kitchen with a range of wall and base units, work surfaces with matching splashback, stainless steel sink and drainer, fridge/freezer, electric cooker point, cooker hood over, plumbing for washing machine.

Bedroom

Double glazed window to rear aspect, electric heater and wood effect flooring.

Bathroom

Double glazed window to rear aspect, wash hand basin, bath with power shower over, WC and tiled flooring.

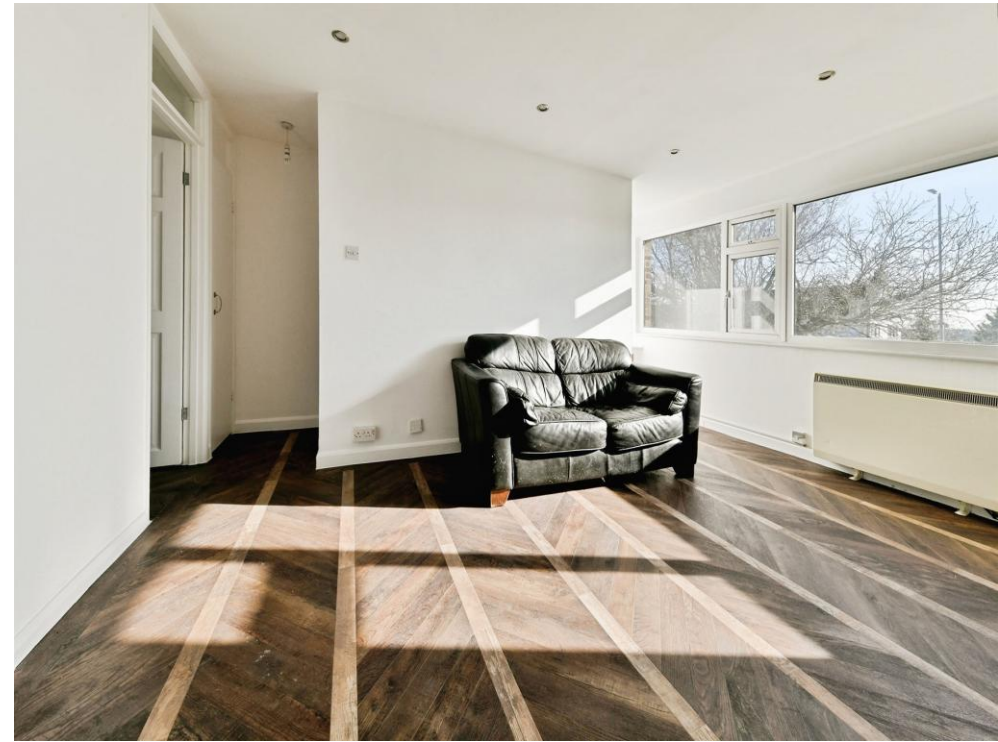
Outside

Communal Gardens

Communal lawns to the rear.

Garage En Bloc

Single garage en bloc.





Total floor area 47.4 m² (510 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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38 Wigmores North
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EPC Rating: D Council Tax
Band: B

Service Charge: 825.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308851

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1971. Should you require 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.

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