



Connells

Kingsheath Park Bower Heath Lane
Harpenden

Kingsheath Park Bower Heath Lane Harpenden AL5 5EF

for sale guide price
£100,000



Property Description

A well-presented one-bedroom park home set in a peaceful and sought-after location on the outskirts of Harpenden. The property offers a bright and spacious living area, modern kitchen, a comfortable double bedroom, and a well-appointed, modern bathroom.

Externally, the home benefits from a generously sized private and well-maintained wrap around garden, ideal for relaxing or light gardening. Conveniently located within easy reach of local amenities and transport links.

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

UPVC door to front, UPVC Neo Georgian windows to side and rear.

Kitchen/Breakfast Room

New luxury fitted kitchen comprising gas hob, electric oven, integrated fridge/freezer, washing machine. UPVC Neo Georgian window to rear.

Hallway

UPVC door to rear, storage housing boiler

Bathroom

Modern white three-piece suite, heated towel rail, UPVC window to front.

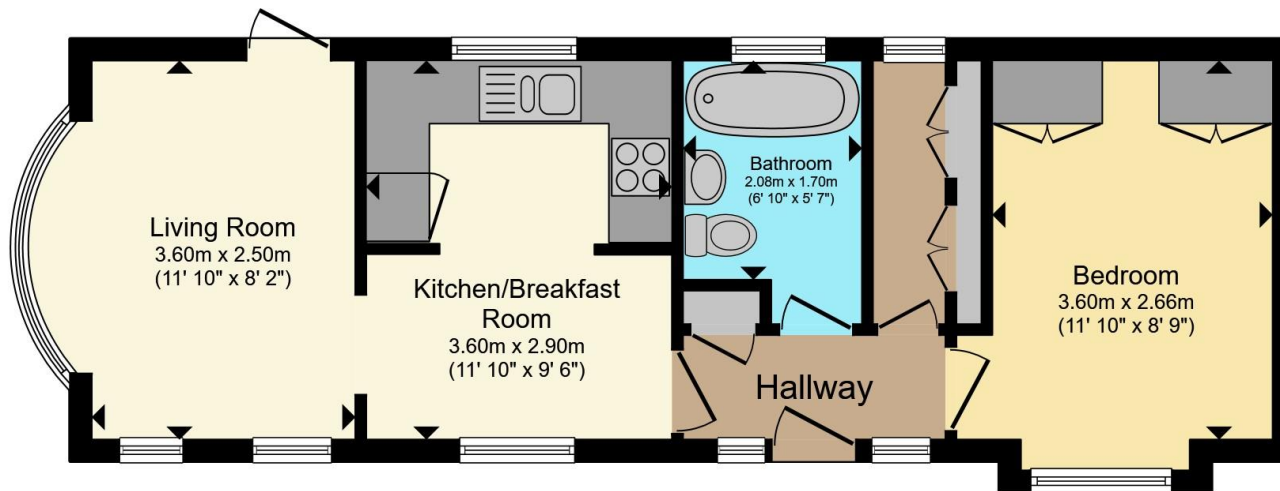
Walk In Dresser

Two and a half double fitted wardrobes, UPVC Neo Georgian window to front. Could be converted to a study space.

Bedroom

Fitted double wardrobes with drawers, UPVC box bay window to rear.





Total floor area 41.9 m² (451 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

Connells

To view this property please contact Connells on

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EPC Rating: Council Tax
 Exempt Band: A

view this property online connells.co.uk/Property/HPN307161

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



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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