

Elton Court , Elton Road, HERTFORD SG14 3EJ

william h brown

welcome to Elton Court Elton Road, HERTFORD

Nestled within one of Bengeo's most desirable residential settings, this rarely available two-bedroom ground floor apartment presents an exciting opportunity to acquire a well-proportioned home in a highly sought-after location. Set within the established and meticulously maintained Elton Court development, the property is managed by the Elton Court Residents Association and enjoys beautifully tended communal grounds, including wrap around lawned gardens, a communal bin store and a designated laundry-drying area. The apartment itself offers generous and versatile accommodation, comprising a spacious reception room, separate kitchen, two well-proportioned double bedrooms and a family bathroom. Requiring modernisation throughout, the property provides an excellent opportunity for a discerning purchaser to introduce their own style and create a contemporary home tailored to their individual requirements. Further benefits include allocated parking, together with additional visitors' parking, enhancing the convenience and appeal of this desirable development.













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.

-Accommodation Overview-

Agent Note:

The term of the lease is 99 years from 25th December 1984 , which means there is currently 57 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

Agent Note:

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.'

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regard to any specific requirements before proceeding

Communal Entrance Hall
Entrance Hallway
Lounge
Kitchen
Bedroom One
Bedroom Two
Bathroom
-Exterior-
Communal Gardens
Parking
Bengeo:

A Prime Bengeo Setting:

Positioned within the heart of leafy Bengeo, the property enjoys an enviable balance of tranquillity and convenience. Hertford North mainline railway station is approximately 0.5 miles away, providing excellent commuter connections, while Hertford town centre is within easy reach and offers an exceptional selection of independent boutiques, restaurants, bars and everyday amenities.
The nearby Hartham Park provides an attractive expanse of open green space, ideal for leisurely walks, recreation and enjoying the surrounding Hertfordshire countryside.
A superb opportunity to acquire a rarely available apartment in one of Hertford's most coveted residential locations, offering generous accommodation, attractive communal surroundings and considerable scope for modernisation

Welcome to

Elton Court Elton Road, HERTFORD

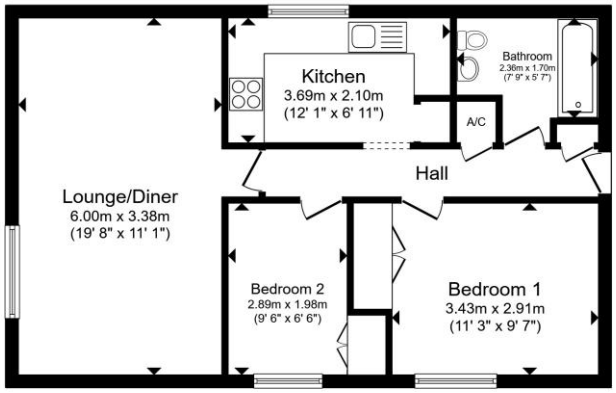
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedroom Ground Floor Flat
- One Of Bengeo's Most Desirable Residential Settings

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: £800.00 review date: TBC
Ground Rent: £70.00 Review date : TBC

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide price

£150,000



Total floor area 57.8 m² (622 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

william h brown









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108328

The Property Ombudsman

Property Ref:
HFD108328 - 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.

william h brown

01992 586501

Hertford@williamhbrown.co.uk

21 Castle Street, HERTFORD, Hertfordshire, SG14 1ER

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.