



Not for marketing purposes INTERNAL USE ONLY

Bank Cottage High Street  
Hemel Hempstead



### Property Description

\*\*\* CHAIN FREE \*\*\* Nestled in the picturesque and historic Old Town High Street, this CHARMING CHARACTERISTIC ONE BEDROOM GROUND FLOOR APARTMENT offers a perfect blend of modern living with an open plan lounge and kitchen with tall ceilings in the heart of Hemel Hempstead's vibrant local community. With its convenient location, stunning interior, and excellent transport links, this flat is ideal for first-time buyers, professionals or buy to let investors with VERY LOW CHARGES

Annual parking available just a 3 minute walk away from the property for approx. £150 pa. Buyers may acquire all furnishings and white goods at no additional cost

PLEASE CONTACT US TO ARRANGE AN APPOINTMENT TO VIEW.



## 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 Hall

Door to front with secure entry to smart communal hallway shared by only 3 properties with access to communal courtyard

## Kitchen/Lounge Open Plan

Double glazed windows and fitted plantation shutters. Fitted with wall and base units with quartz work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood, plumbing for washing machine and a spacious storage cupboard.

## Bedroom

Double glazed window and fitted wardrobes.

## Bathroom

Fitted with shower cubicle, wash hand basin with vanity unit, low level WC, underfloor heating, part tiling and double glazed window.

## Outside

Communal courtyard/ patio area.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [hemelhempstead@connells.co.uk](mailto:hemelhempstead@connells.co.uk)**

45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: E Council Tax  
Band: B

Service Charge: 360.00 Ground Rent:  
250.00

Tenure: Leasehold

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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.

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