



Bentley Road, Hertford SG14 2HL

welcome to

Bentley Road, Hertford

A larger-than-average, bright and spacious two double bedroom ground floor apartment with access to a shared rear garden, ideally located within easy reach of local amenities. Conveniently situated from Hertford town centre and Hertford North 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.

-Accommodation Overview-

Entrance Hall:

Entry phone system. Door to all rooms.

Lounge:

14' 8" max x 11' 11" max (4.47m max x 3.63m max)
Double glazed sliding doors, laminate flooring, radiator.

Kitchen:

10' 6" max x 10' 2" into cupboards (3.20m max x 3.10m into cupboards)
Fitted wall and floor units with work surface over, Butler style sink, tiled splash backs, gas hob with oven beneath and extractor canopy over, space for washing machine, space for fridge freezer, double glazed window to rear aspect.

Bedroom One:

12' 6" max x 10' 1" max (3.81m max x 3.07m max)
Double glazed window to front aspect, laminate flooring, radiator.

Bedroom Two:

10' 2" max x 8' 5" max (3.10m max x 2.57m max)
Double glazed window to rear aspect, fitted wardrobes, laminate flooring, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with shower attachment, pedestal wash hand basin, WC, partly tiled walls, obscure double glazed window.

-Exterior-

Communal Parking.

Communal Gardens

Access to shared communal gardens.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom GROUND FLOOR Apartment
- Easy Access To Hertford North Train Station Serving London Moorgate & Kings Cross

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1051.10

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Nov 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108184 - 0002

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