

Baliol Chambers, Flat 3 Hollow Lane, Hitchin

Starting Bid: £140,000.00



A fantastic opportunity to purchase this spacious one bedroom first floor apartment in the heart of the historic market town centre of Hitchin and all of its shops and restaurants. The property itself consists of a spacious hallway, great size lounge/diner and newly refurbished fitted kitchen with a built-in oven and hob. The bedroom is well proportioned and complimented by the large windows allowing in plenty of natural light. The family bathroom has been freshly decorated and replaced with newly fitted tiles. Externally downstairs there is an allocated parking space within an intimate residential area. This property would be ideal for both first time buyers or as an investment. The mainline train station is just a short walk away also making it easy for commuters coming out of London.

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.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This 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 copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may 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 hidden reserve price that can change.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Accommodation Comprises Of:

Lounge / Diner 16' 10" x 11' 7" (5.13m x 3.53m)

Window to rear, TV power point, wall mounted radiator and wooden flooring.

Kitchen 11' 6" x 6' 4" (3.51m x 1.93m)

Fully fitted kitchen with wall and base units, sink/drainer, work surfaces, electric oven and hob, extractor hood, plumbing for washing machine and part tiled walls with tiled flooring.

Bedroom One 14' 5" x 10' 9" (4.39m x 3.28m)

Window to rear, TV power point, wall mounted radiator and fitted carpet.

Bathroom

Bath with mixer taps, wash hand basin, WC and part tiled walls with tiled flooring.

Outside Parking

One allocated parking space.

Agent Notes

Lease terms remaining approx. 75 years

Service Charge £90.00 a month

Ground Rent £50.00 an annum