

Connells

Parkwood Drive
Hemel Hempstead

Parkwood Drive
Hemel Hempstead HP1 2LD

for sale guide price
£70,000







Property Description

Situated in the sought-after HP1 2LD area, this first-floor studio apartment is an excellent investment opportunity, being sold with a tenant in situ and offering a chain-free purchase.

The property is ideally located within a 25-minute walk of Hemel Hempstead Station, making it perfect for commuters, and is conveniently close to local shops and amenities for everyday needs. Additional benefits include residents' parking.

This is a fantastic opportunity for investors or buyers looking for a hassle-free purchase in a well-connected location.

Call us now to arrange a viewing!

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

Entrance to all room.

Kitchen

Double glazed window, space for washing machine, electric oven and fridge freezer.

Lounge/Bedroom

Double glazed window and two storage cupboards.

Bathroom

Double glazed window, w/c, wash hand basin and bath tub.

















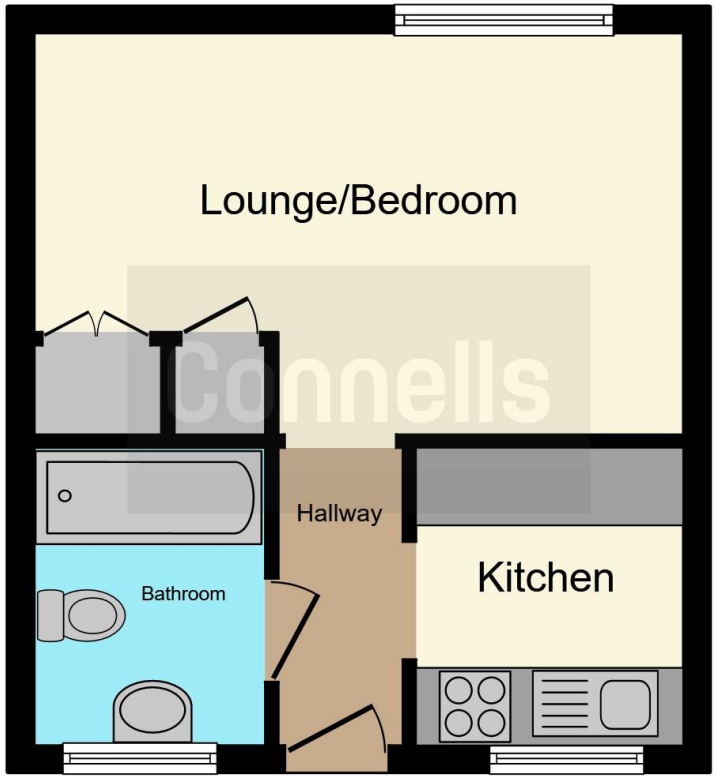

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01442 216 633
E hemelhempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: E

Council Tax Band: A

Service Charge: 250.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312815

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Sep 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.