

Pimlico Court , Pegs Lane, Hertford ,SG13 8EB

william h brown

welcome to

Pimlico Court Pegs Lane, Hertford

Offered with VACANT POSSESSION we are delighted to offer for sale this Two-Bedroom Top Floor Apartment situated within the popular Pimlico Court development in Hertford, this well-proportioned two-bedroom top floor apartment offers comfortable living accommodation, ideal for first-time buyers.



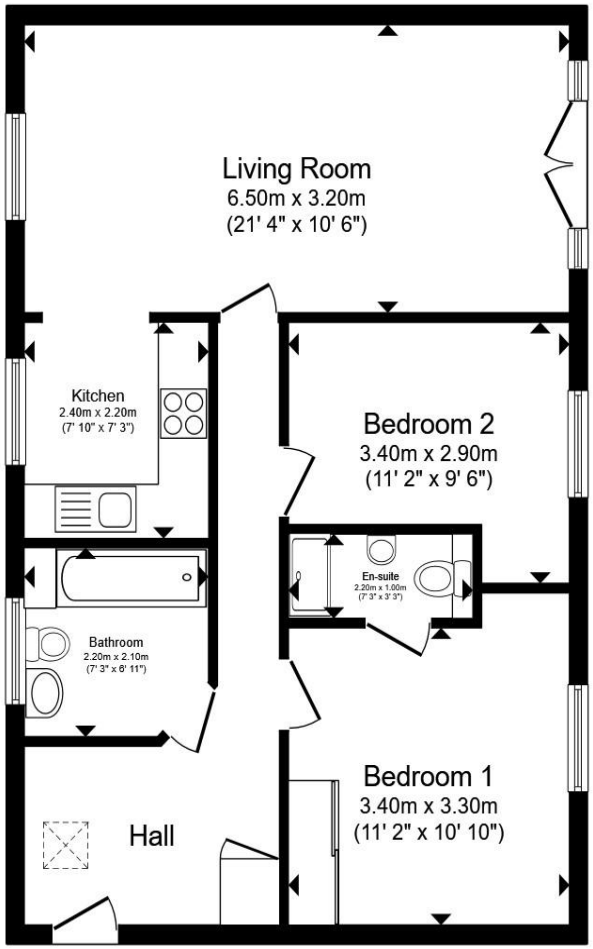












Total floor area 64.9 m² (699 sq.ft.) approx

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

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-Accommodation Overview-

Agent Note:

This sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

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 regards to any specific requirements before proceeding

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Living Room

Kitchen

Bedroom One

En-Suite Shower Room

Bedroom Two

Bathroom

-Exterior-

Parking

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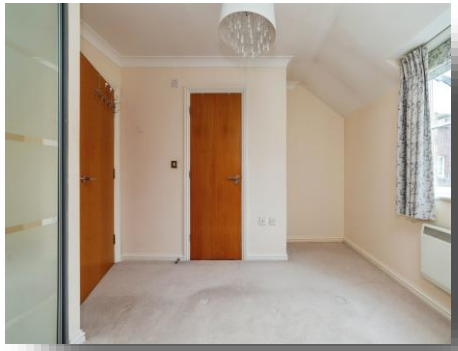
- VACANT POSSESSION
- 102 LEFT ON THE LEASE
- TOP FLOOR APARTMENT
- LOUNGE/ DINER WITH JULIET BALCONY
- EN-SUITE TO BEDROOM ONE PLUS FAMILY BATHROOM

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: £1445.55p – review date: tbc
Ground Rent: £250.00 review date : tbc
Building Insurance: TBC

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108503

The Property Ombudsman

Property Ref:
HFD108503 - 0001

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.

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