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LEDNOR & COMPANY

Established 1986

Independent Estate Agents and Valuers







4 Castle View, Hockerill Street, Bishop's Stortford, Herts, CM23 2XR

By auction £18,000

SOLD VIA SECURE ONLINE BIDDING. STARTING BID £18,000.
TERMS AND CONDITIONS APPLY.

EXCELLENT OPPORTUNITY TO PURCHASE A REFURBISHED ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT.

This spacious property benefits from modern double glazed windows, an upgraded electric heating system and a refitted kitchen and bathroom. The property also has modern floor coverings and decoration throughout. The property is located in an attractive retirement development for the over 60's.

Castle View is a well regarded 'assisted living' development with excellent communal facilities including a residents lounge and guest suite for overnight visitors. Outside, there are well tended gardens to the rear and one side with seating areas. To the front there is a parking area for residents and visitors. The apartment is conveniently located close to the town centre and within a level walk of the town's bus terminus and mainline railway station.
EPC Band C . Council Tax Band C.

N.B. The property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed & security for all parties.

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

FRONT DOOR TO

ENTRANCE LOBBY
With wall mounted entry phone system. Door to;

Main Entrance Area
Seating area with notice board, house manager's office, two lifts with access to all floors, lobby with stairs to all floors.

Laundry Room
With shaver light and point, butler sink, hairwashing basin, washing machines and tumble dryer.

Cloakroom/Bathroom
Fully tiled walls, basin, WC and bath.

Conservatory
Located on the first floor. An attractive double glazed conservatory which has access to the garden.



Residents Lounge
Located on the first floor. A spacious and well appointed room which is also used for various social functions and residents meetings. There is an adjoining kitchen which is used for the coffee mornings and other functions.



Private Accommodation

Entrance Hall
Approached by own front door, built in storage cupboard housing hot and cold water cylinder.

Lounge/Dining Room
17'1" max x 12'11" (5.21m max x 3.96m)
Recently decorated with modern double glazed windows and doors to balcony, excellent views across the park. Two modern electric heaters with wireless thermostat control.



Balcony

Enclosed by wrought iron railings. The balcony overlooks Sworders Field and children's playground.



Kitchen

9'6" x 6'7" (2.92m x 2.03m)
Recently installed kitchen with good quality wall and base units, integrated electric oven with induction hob and extractor over, integrated fridge and freezer, inset 1.5 bowl sink with Brita filtered water tap and washing machine.



Double Bedroom

12'11" into recess x 10'0" (3.96m into recess x 3.05m)
Spacious double bedroom with two built in wardrobe cupboards, modern electric heater with remote controlled thermostat, double glazed window.





Bathroom

6'9" x 6'7" (2.06m x 2.01m)
Fitted with a high quality modern white suite, fully tiled, bath with independently controlled shower over, vanity unit with basin and WC, wall mounted cupboards, modern electric heater with remote control thermostat.



Communal Grounds

To the front of the property there is a patio area with seating, flower beds and antique style coach lights. The car park has a provision for residents and visitors. To one side of the development there is a small spinney and to the rear a lawned area with flower borders enclosed by a hedge. To the other side there is another area of enclosed garden that is accessed via the conservatory.



Guest Facilities

We understand that residents may arrange for friends or relatives to stay in the guest suite at a cost of £15.00 per night. The guest suite has a double bed, en-suite shower room and a small kitchen area.

Lease Details

The lease is for a period of 125 years commencing 24/06/1988. The service charge is £296.63 per month and this includes the ground rent.

Auctioneers Additional Comments Part One
Pattinson Auction are working in Partnership with Lednor & Company, the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via Lednor & Company, the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Disclaimer
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

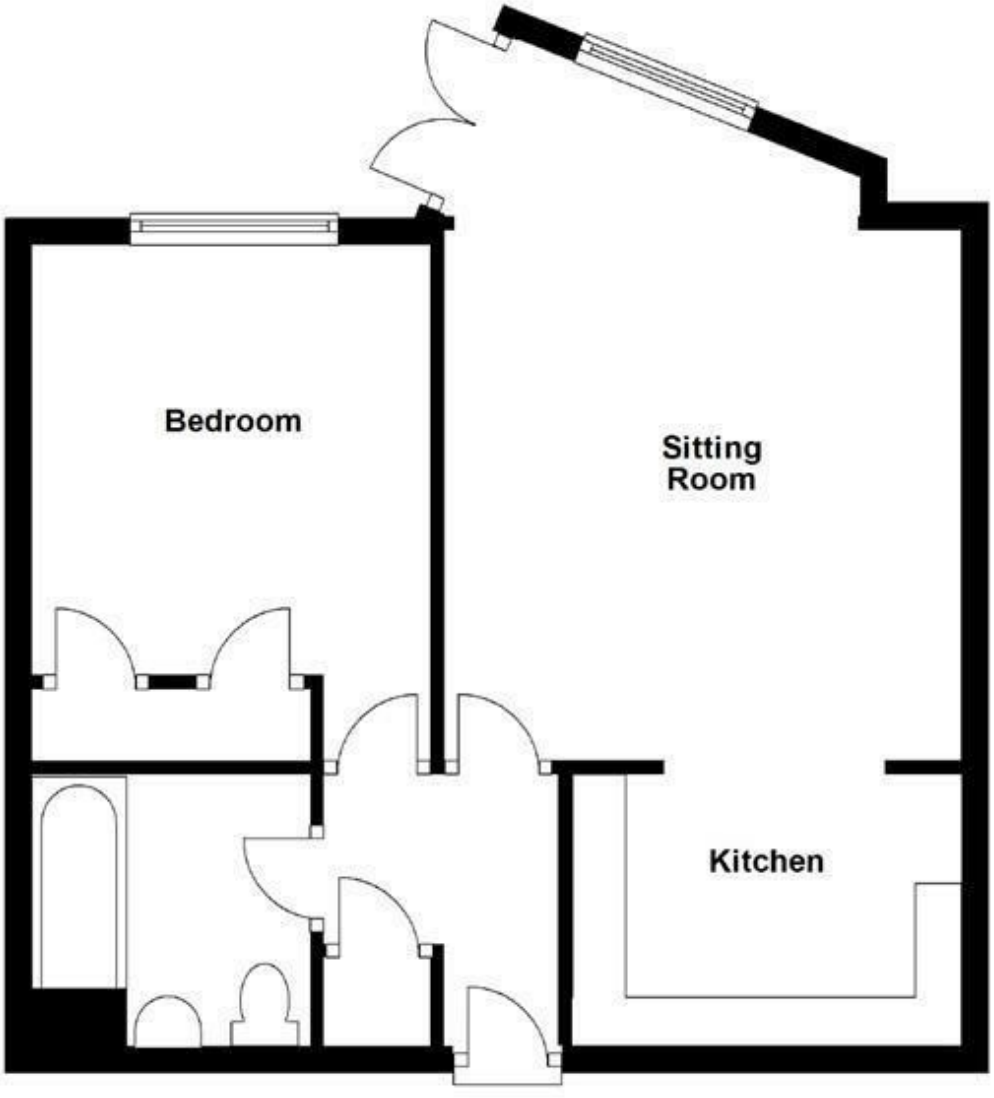
LOCAL INFORMATION
Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

Auctioneers Additional Comments Part Two
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed

purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



APPROX GROSS INTERNAL FLOOR AREA 450 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE