



Wilshere Court

Queen Street, Hitchin,
Hertfordshire, SG4 9TT
Guide Price £140,000

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A spacious ground floor purpose built one bedroom retirement apartment. This property is ideally located to the rear of the development and benefits from lovely outside communal gardens. The development itself is ideally located with a range of amenities close by and a short walk into the market square.

The apartment is well presented throughout and is offered with no onward chain. There is an entrance hall with a good size storage cupboard, a generous living room with dining area and double doors leading out to the gardens. Door through to the kitchen with appliances and built-in storage and work tops. There is a good size bedroom and a bathroom. Externally the property boasts large communal gardens and shared parking. There is a lovely communal area at Wilshere Court which includes a spacious living room, kitchen and laundry facilities. We have been advised by the vendor that the remaining lease on the property is 106 years, with a Service Charge of £3000 per annum and a Ground Rent of £399 also paid per annum.

Being Sold by GOTO Online Auction – Starting Bids from: £140,000 – Buy it now option available

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This property is for sale by Online Auction. The Online Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract is received by the buyer's solicitor (or 10 working days after receipt of the buyer's premium, whichever is earlier). Allowing the additional time to exchange and complete the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the VAT, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

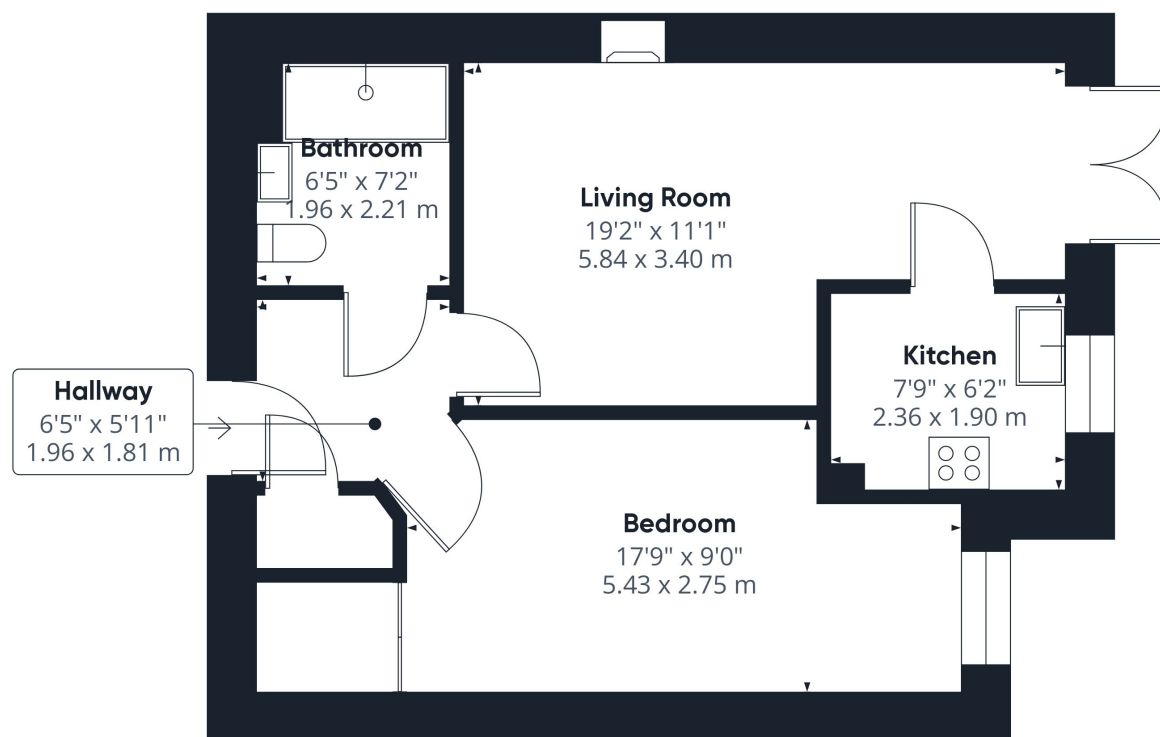
Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

General Information: Auctioneer's Comments: This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged. The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of minimum £6660 inclusive of VAT a Legal Pack fee of £396 including VAT. This secures the transaction and takes the property off the market. The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

Buyer Fees : There are no other fees or charges payable to the Auctioneer however, there are other costs to consider such as: Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland. Please ask Agent for more info.







Approximate total area⁽¹⁾

488.15 ft²

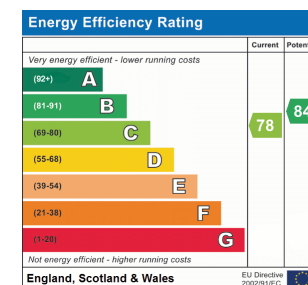
45.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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