



48 Mosaic House, Midland Road, Hemel Hempstead, Hertfordshire. HP2 5YQ





2 Bedroom Apartment £200,000 Leasehold

Located in a sought after development in a popular residential area is this well presented two double bedroom first floor flat. Features include modern open plan living accommodation with balcony, master bedroom with en-suite, modern family bathroom and secure allocated parking. An ideal first time purchase or investment buy.

- First floor apartment
- Balcony
- Open plan lounge and kitchen area
- Two bedrooms
- Gated allocated parking
- Communal garden
- EPC rating B. Council tax band D

Ground Floor:**Entrance:**

Via communal front door. Stairs to first floor.

First Floor:**Front Door:**

Leading to:

Hallway:

Access to all rooms. Fitted carpets. Radiator.

Open Plan Lounge/Kitchen:

Abt. 24' 0" x 14' 0" (7.32m x 4.27m) Five double glazed windows and two glass doors to front and side aspects. Fitted carpets and laminate flooring. Range of fitted wall and base units with stainless steel sink and drainer. Integrated oven and hob with overhead extractor fan. Plumbing for washing machine.

Bedroom One:

Abt. 16' 0" x 10' 0" (4.88m x 3.05m) Two double glazed windows to side aspect. Fitted carpets and wooden flooring.

Bedroom Two:

Abt. 12' 0" x 9' 0" (3.66m x 2.74m) Double glazed window to side aspect. Fitted carpets. Radiator.

Bathroom:

Abt. 8' 0" x 6' 5" (2.44m x 1.96m) Suite comprising panelled bath, low level WC and hand wash basin. Laminate flooring. Radiator.

Outside:**Garden and Parking:**

Gated allocated parking for one car. Communal garden space.

Additional Information:**Auctioneers Comments:**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

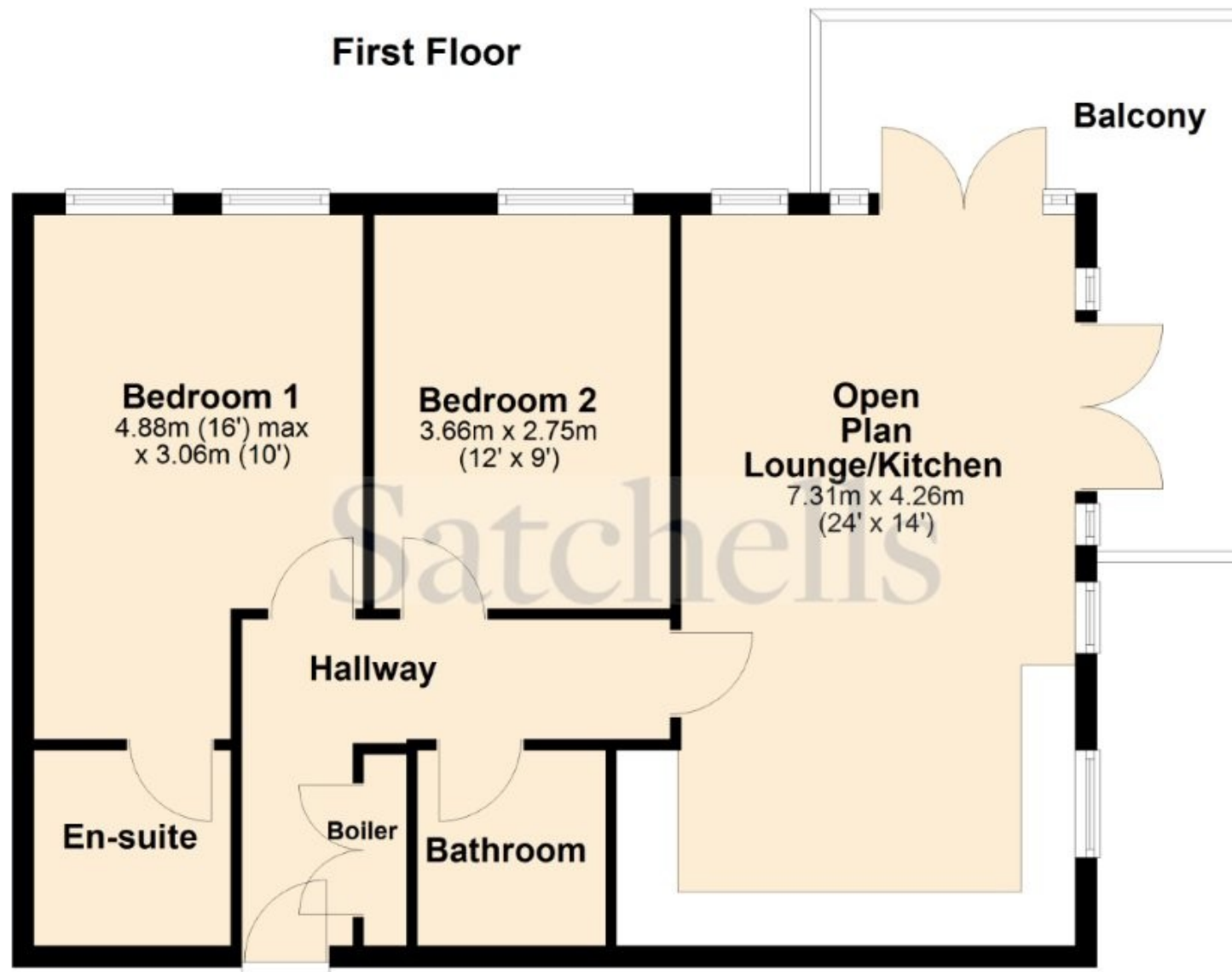
Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.