



Whitings Court

For Sale/To Let
01438 501 402

WHITINGS COURT
HITCHIN, HERTS
SG5 1EJ

10
CAUTION
SPEED
HUMPS
AHEAD

Paynes Park

Hitchin,
Hertfordshire, SG5 1EJ

Offers Over **£120,000**

country
properties

A superb one bedroom ground floor retirement apartment situated in a sought after development within a short walk to Hitchin town. The development benefits from a lovely communal dayroom and provides lifts and stairs to all floors. The apartment comprises of entrance hall, living area with double doors through to the fitted kitchen, spacious double bedroom with fitted wardrobes and three piece bathroom suite. The development also has a resident house manager and care alarm system.

Lease details:

106 years remaining (as advised by the vendor)

Service charge: £3000 per annum (as advised by the vendor)

Hitchin is a charming market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

This property is offered for sale using the Reservation fee process. Reservation fee is a new, innovative and pioneering process for buying and selling property. It significantly reduces the risk of gazumping or double-selling by offering security to both parties by gaining a commitment from both parties to buy and sell. When an offer is accepted, the buyer will be required to make payment of a non-refundable Reservation Fee of £6600 including VAT (in addition to the final negotiated selling price). This will secure the transaction and the property will be taken off the market. The purchaser will not be exchanging contracts but will be given 90 working days in which to complete the transaction, from the date the Draft Contract is received by the buyer's solicitor (or 10 working days after receipt of the Reservation Fee, whichever is earlier).

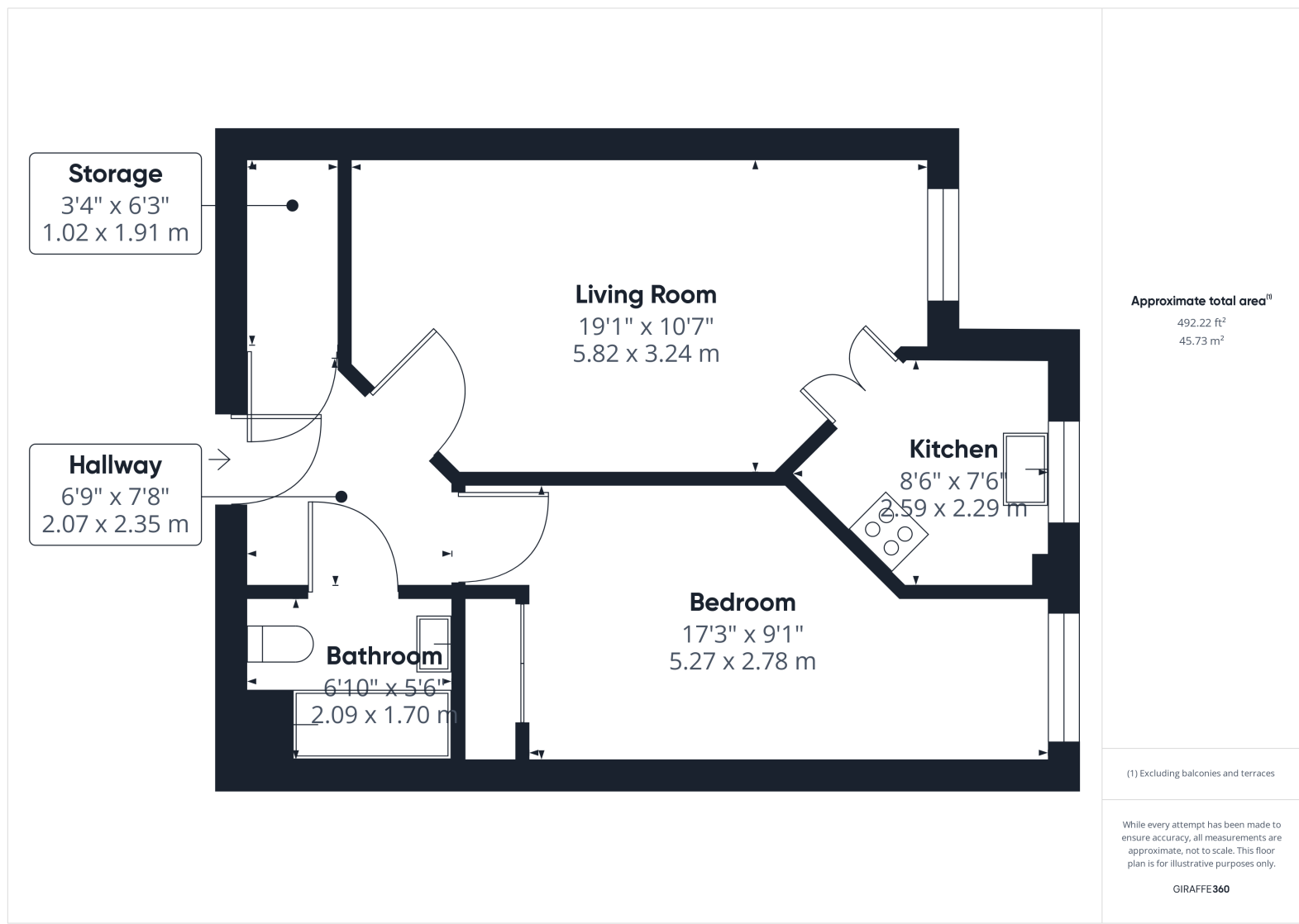
The buyer will also be required to pay a legal pack fee of £396 including VAT and to sign the Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Reservation Fee team at GOTO Group.

Buyer Fees

- The Reservation fee and legal pack fee are in addition to the final negotiated selling price.
- Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland.







Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC
	Current	Potential
	81	84

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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