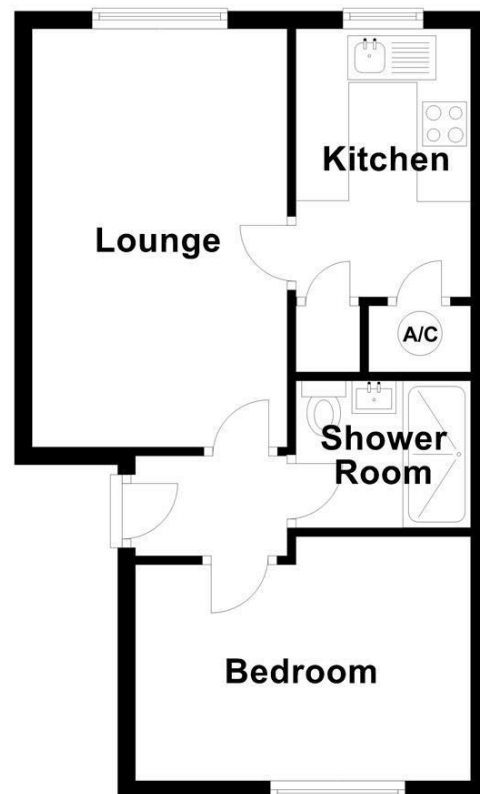




7 Valley Green, Hemel Hempstead, HP2 7RD



Not to scale. For illustrative purposes only



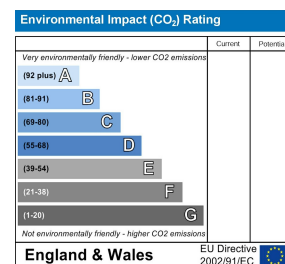
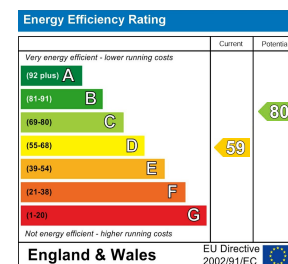
For Auction, Guide £95,000+

**** SOLD SUCCESSFULLY BY AUCTION HOUSE BEDS & BUCKS ****

This one bedroom first floor flat is located in a quiet and sought after apartment block in the popular Woodhall Farm area in Hemel Hempstead. Situated close to the Industrial Estate with easy access to M1 Junction 8, making this a hot prospect for renters. The property has an unexpired lease term of 57 years, which provides an opportunity to add significant future value if the lease term is extended by a new owner. Internally the property does require updating but benefits from double glazed windows and a modern shower room. Outside there are pleasant communal gardens and a car park intended for residents use. Once improvements are made, this property would be expected to rent for around £1000 PCM or £12,000 PA. For auction with vacant possession. Please call for more information

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
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ACCOMODATION

COMMUNAL ENTRANCE

Intercom entry, stairs to 1st floor



ENTRANCE HALL

Intercom receiver, door to

LOUNGE/DINING ROOM

15'7 x 9'6

Large double glazed window, door to

KITCHEN

10 x 6'6

With a basic range of units, sink unit, space for appliances, storage cupboard & airing cupboard



BEDROOM

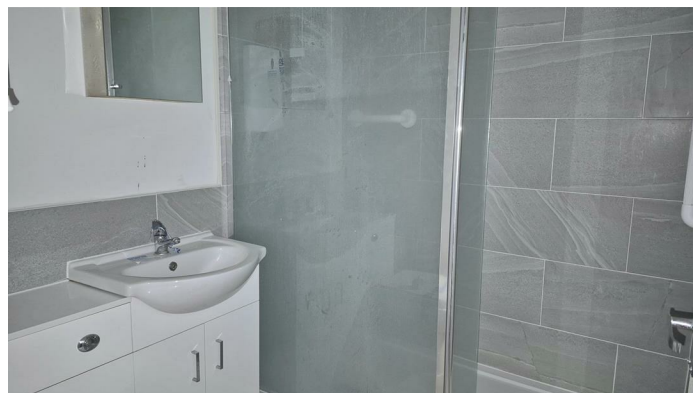
12'6 x 9'7

With double glazed window

SHOWER ROOM

6'3 x 5'6

Modern shower room, with large shower cubicle, sink unit and WC, tiled to splash areas.



OUTSIDE

COMMUNAL GARDENS

Laid to lawn to front and rear



PARKING

With communal car park intended for residents and visitors



LEASE DETAILS

A 99 year lease with 57 years unexpired. Please refer to the legal pack for any ground rent and service charge information

SERVICES

No services have been tested

COUNCIL TAX

Band B

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay an administration charge of £2,400 (£2,000 plus vat)

HOW TO GET THERE

From Hemel Hempstead town centre, follow the Queensway to the Redbourn Rd roundabout, turn right on to Redbourn Rd and take the second left into Shenley Road, where Valley Green will be on your right after the Sainsburys's Supermarket.

DOISA/0702SA10069

For further information on viewing call 01908 030127