

established 200 years

# Tayler & Fletcher



Flat 3 (Top), 83 High Street  
Hoddesdon, EN11 8TN

Auction Guide £130,000 - £140,000

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# Flat 3 (Top), 83 High Street Hoddesdon, EN11 8TN

- FOR SALE BY ONLINE AUCTION
- Recently Refurbished including New Boiler
- Long Leasehold with 99 Years Remaining (As of August 2023)
- Ideal Investment Opportunity
- One Bed Apartment in Heart of Town
- Sold with Vacant Possession

## TO BE SOLD BY ONLINE AUCTION

To be held on 25th October 2023. For Full Details and to register to bid on line. Visit [www.taylerandfletcher.co.uk](http://www.taylerandfletcher.co.uk) and search for the property. Then follow the link. Bidding to open 12 noon till 6pm.

## LOCATION

83 High Street Hoddesdon is a Grade II Listed property situated in the heart of the town of Hoddesdon. The flat overlooks the centre of the High Street where there are regular markets with a wide range of amenities on the door step. The historic town has a wide range of bus services as well as Broxbourne Railway Station being approximately 1 mile south of the property and Rye House Station just over 1 mile to the north.

## DESCRIPTION

Flat 3 is situated on the first and second floor of the property. The property is a one (double) bedroom flat with large kitchen/dining/lounge area and separate bathroom. The property has recently been refurbished and had a new gas boiler installed.

## ESTATE AGENTS ACT 1979

In accordance with section 21 of the Estate Agents Act 1979 we advise potential tenants that a member of staff at Tayler and Fletcher is related to the vendors of the property.

## TENURE

The property is held on a long leasehold. There is approximately 99 years left on the long leasehold (as of August 2023). More information is available in the Auction Legal Pack.

## SERVICE CHARGE AND GROUND RENT

The Ground Rent is currently £50 per annum. Full details of the Service Charge and accounts are available within the Auction Legal Pack.

## COUNCIL TAX

Council Tax Band B - Payable for the year 2023/2024 £1553.12.

## LOCAL AUTHORITY

Borough of Broxbourne, Bishops' College, Churchgate, Cheshunt, Herts EN8 9XQ. Tel 01992 785555.



## EPC

EPC Rating of D-57.

## VENDOR'S SOLICITOR

Tanners Solicitors LLP, Lancaster House, Thomas Street, Cirencester, GL7 2AX

For the Attention of Mr Edward Scott

Tel: 01285 646184

Email: eas@tanners.co.uk

## ANTI MONEY LAUNDERING

The successful purchaser will be required to provide proof of identity to satisfy the Money Laundering Regulations. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

## ADMINISTRATION FEE

The successful purchaser will be liable for an administration charge of £1,000 Plus VAT (£1,200), payable to Tayler & Fletcher Limited. Please be aware all purchasers Administration Fee is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## ONLINE BIDDING & POST UNCONDITIONAL ONLINE AUCTION

If you are the successful bidder you will be legally obliged to buy the property for the full purchase price. At the end of the auction you will be charged a £5,100 holding deposit (which will be taken from the registered bank card) and exchange of contracts takes place. The holding deposit contributes towards the purchase price. By

placing a bid you are authorising the auctioneer to sign the contract on your behalf. Tayler & Fletcher will charge the successful buyer an administration fee of £1,000 plus VAT (as described above). Tayler & Fletcher will contact you after the auction with confirmation of how much outstanding deposit (usually 10% of the total) and fees are owed for the lot. You will be required to pay any outstanding amounts immediately after this confirmation, which must be paid by bank transfer.

## GUIDE PRICE AND RESERVE

The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## VIEWINGS

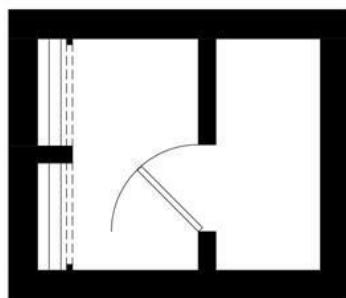
Strictly by prior appointment through the sole agents, Tayler and Fletcher. There will be a number of open days where by the property will be available to view. Please contact the agents on 01451 830383 to confirm times and dates available.



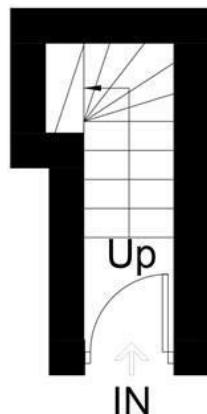
Approximate Area = 54.0 sq m / 582 sq ft

Storage = 5.0 sq m / 54 sq ft

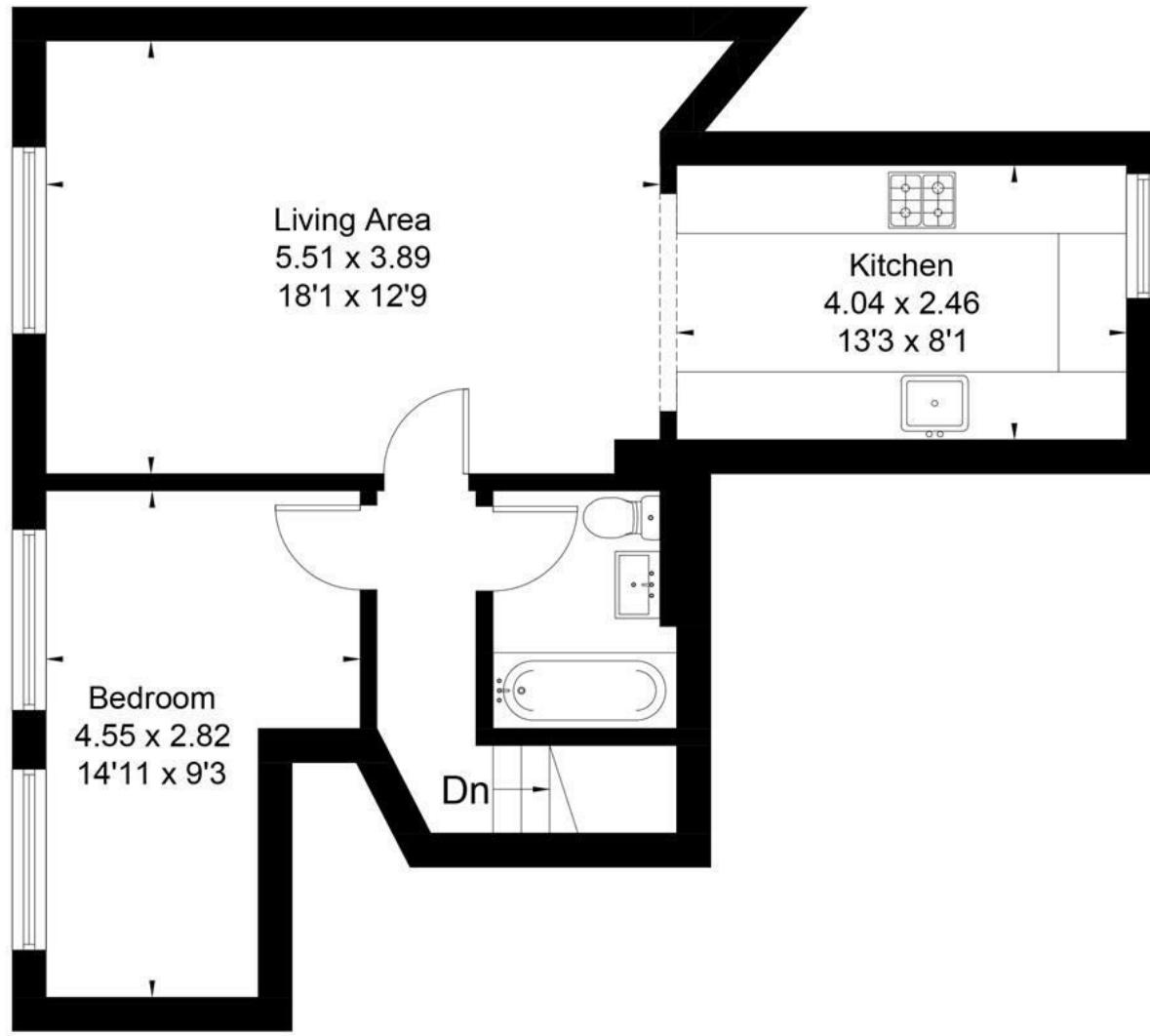
Total = 59.0 sq m / 636 sq ft



Landing Area  
Storage

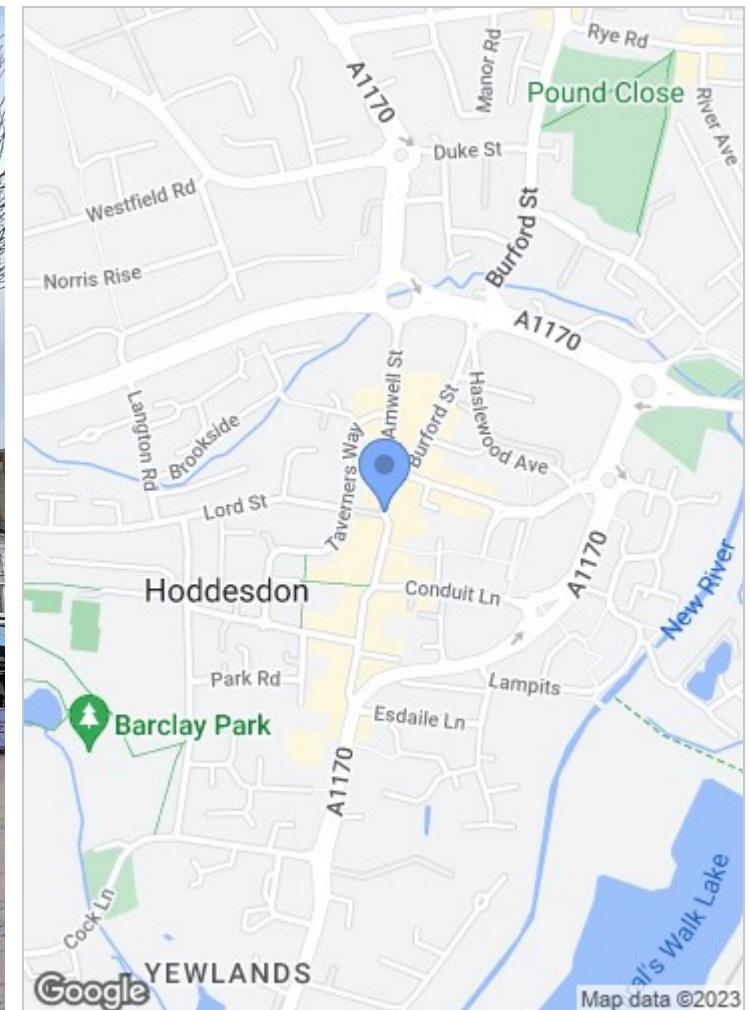


First Floor



Second Floor

## Location Map



## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.