

## Memorandum of Sale

Date: 17/04/2024

<b>PROPERTY</b>	17 Westland Road, Knebworth, Hertfordshire, SG3 6AS	
<b>VENDOR</b>	Mrs Clare Isabelle Biddle and Mr Nigel Goodridge 17 Westland Road Knebworth Hertfordshire SG3 6AS	
<b>VENDOR'S SOLICITOR</b>	Ewart Price 1st Floor 16 - 18 Church Road Welwyn Garden City Hertfordshire AL8 6PS	<b>Attn:</b> Ms Rachael Marshall
		<b>Contact:</b> b: 01707 332383 e: rachael@ewartprice.com
<b>PURCHASER</b>	Ms Emma Victoria Watson and Mr Robert James Garside Flat 15 Blandford Court 4-6 Brondesbury Park London NW6 7BP	
<b>PURCHASER'S SOLICITOR</b>	Bishopsgate Law Maple House High Street Potters Bar Hertfordshire EN6 5BS	<b>Attn:</b> Vanisha Solanki
		<b>Contact:</b> b: 01707 246100 e: vanisha@bishopsgatelaw.com
<b>Price Agreed</b>	£430,000 Subject To Contract For the Freehold interest	
<b>Special Conditions and remarks</b>	Legalities to commence when vendor has found.	
<b>Seller's Position</b> Looking to tie-in purchase		<b>Buyer's Position</b> FTB – Chain free

NB: A copy of this Memorandum and sales particulars has been sent to the Vendor, the Purchaser and their respective solicitors.