



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

2 Rowland Hill Court, Baldock Road, Buntingford, SG9 9BJ

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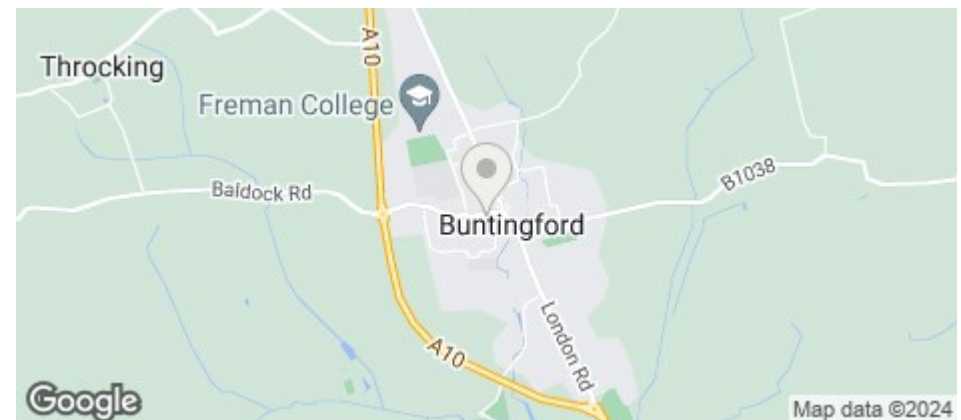
Price £259,700

EXTENDED LEASE! Fantastic opportunity to acquire one of only four maisonettes set in the very heart of town! Good size two bedroom first floor maisonette. Providing level walking distance to the town's local amenities with allocated parking space and communal south facing communal garden. Potential Rental Income £1,100 pcm. Yield 5.08%

- Two bedroom first floor maisonette
- Shower room with double length cubicle
- Potential rental income £1,100 pcm. Yield 5.08%
- Two double bedrooms
- Extended lease
- Attractive kitchen. Water softener.
- Communal garden
- Good size lounge
- Parking space
- Easy walking distance to all amenities

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391  
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Approximate Gross Internal Area  
61.02 sq m / 656.81 sq ft

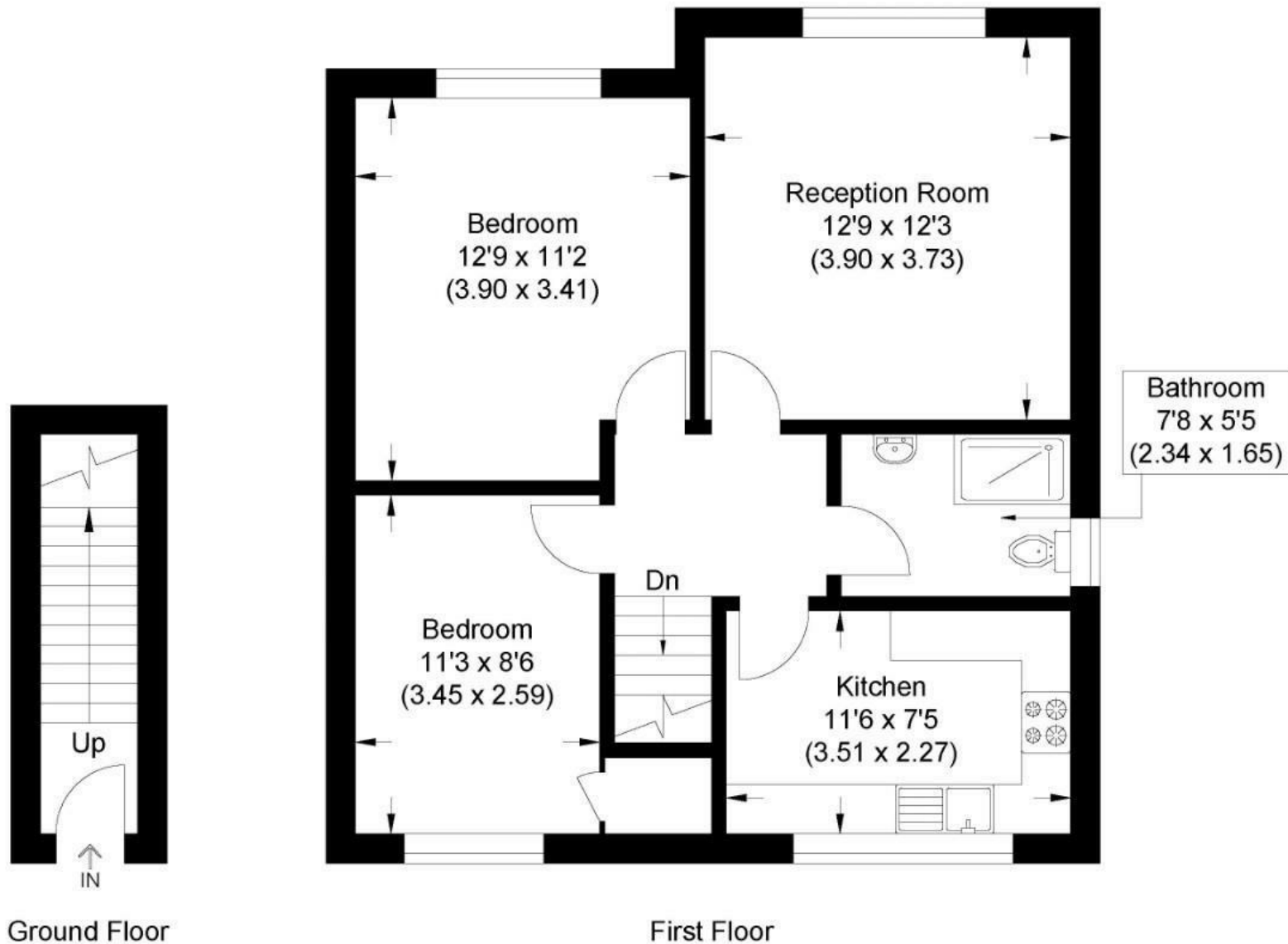


Illustration for identification purposes only, measurements are approximate, not to scale.

**Entrance Hall**

Timber front door. Cupboard housing stop cock and electric meter. Stairs to maisonette.

**Landing**

Access to loft via loft ladder. Radiator. Doors to:

**Reception Room**

12'9 x 12'3

Double glazed window to front. Coved ceiling. Radiator

**Kitchen**

11'6 x 7'5

Oak effect fronted wall and base units with roll over work surfaces including breakfast bar. Electric hob with oven under and extractor above. Single basin, stainless steel sink unit with mixer taps. Plumbing for automatic washing machine. Built in water softener. Double glazed window to rear. Radiator. Gas fired 'Combi' boiler supplying hot water and central heating.

**Bedroom One**

12'9 x 11'2

Double glazed. Window to front. Radiator. Fitted wardrobe.

**Bedroom Two**

11'3 x 8'6

Built in mirrored double wardrobe plus a built in storage cupboard. Double glazed window to rear. Radiator.

**Shower Room**

7'8 x 5'5

Double length shower cubicle with Aqualisa shower. Vanity wash hand basin. Low flush W/C. Tiled surrounds. Radiator. Double glazed window to side.

**Outside****Communal Gardens**

Communal gardens laid to lawn at rear.

**Parking**

Parking space for one vehicle.

**Agents Note**

Gas central heating.

Ground rent approx £90 per annum.

Residents collectively pay towards garden maintenance.









