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7 Mucklestone House, Keen Avenue, Buntingford, Herts,  
SG9 9GT

## 7 Mucklestone House, Keen Avenue, Buntingford, Herts, SG9 9GT

Price £250,000

Spacious, well presented two double bedroom first floor flat with en-suite shower room to master bedroom. This well proportioned property offers a 17'6" lounge/dining room and offers plenty of storage. Gas fired central heating. UPVC double glazing. Ceramic floor tiles in kitchen, bathroom and en-suite. Allocated and visitor parking. Potential rental £1200 PCM.

- Very well presented throughout
- Ample storage
- Sitting/dining room
- Bathroom and en-suite shower room
- Remainder of NHBC guarantee
- Allocated parking & visitor parking
- Upvc double glazing
- Two double bedrooms
- Gas fired central heating
- Long lease





Total floor area 56.9 sq. m. (613 sq. ft.) approx



## COMMUNAL ENTRANCE

Entrance phone offering intercom, camera and door unlock leading to communal hallway and stairs to first floor

## RECEPTION HALL

Built in storage cupboard. Door to rooms.

## LIVING/DINING ROOM

17'6" x 9'11"

Spacious living/dining room. Upvc double glazed doors and balcony. Large storage cupboard. Two radiators.

## KITCHEN

10'0" x 5'11"

Range of gloss white units, Stainless steel one & a half bowl sink.

Integrated ceramic hob with splashback & cooker hood. Electric oven/grill.

Inset LED downlighters. Ceramic floor tiles. Integrated washer/dryer, Space for fridge/freezer. Radiator.

## MASTER BEDROOM

13'2" x 9'7"

Dual aspect Upvc double glazed double doors with balcony and window.

Radiator.

## BEDROOM TWO

12'10" x 8'10"

Upvc double glazed window. Radiator.

## ENSUITE SHOWER ROOM

Double length shower cubicle, white wash hand basin and low flush WC.

Ladder style radiator/towel rail. Extractor fan.

## BATHROOM

White suit comprising panel enclosed bath with pedestal basin and low flush WC. Tiling to splashbacks. Ladder style radiator/towel rail. Ceramic floor tiles.

## OUTSIDE

Allocated parking space plus visitors parking. Bike storage.

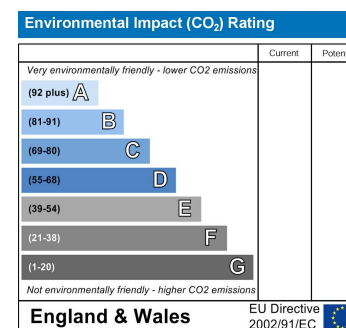
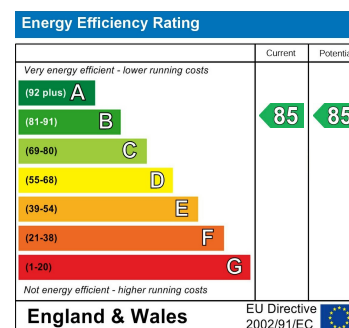
## Material Information - Buntingford

Tenure Type; Leasehold

Leasehold Years remaining on lease; 245

Leasehold Annual Service Charge Amount £1398.96

Leasehold Ground Rent Amount £350 per annum



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



