



iwestates.com

Edwards Court, 17 Stearn Way, Buntingford, SG9 9GJ



Edwards Court, 17 Stearn Way, Buntingford, SG9 9GJ

Asking Price £53,750

A superb opportunity to purchase a spacious 1 bedroom apartment in the market town of Buntingford. Available on a shared ownership basis or full value, this property provides purchasers with a more affordable method of getting on to the housing ladder. Buntingford offers a variety of shops, cafes and restaurants and is also well positioned on the A10 for the commuter, with London Kings Cross being just 35 minutes from Royston train station.

Buntingford Sales 34 High Street, Buntingford, Hertfordshire SG9 9AQ | 01763 272 391  
buntingford@iwestates.com | www.hunters.com

Approximate Gross Internal Area  
47.82 sq m / 514.73 sq ft

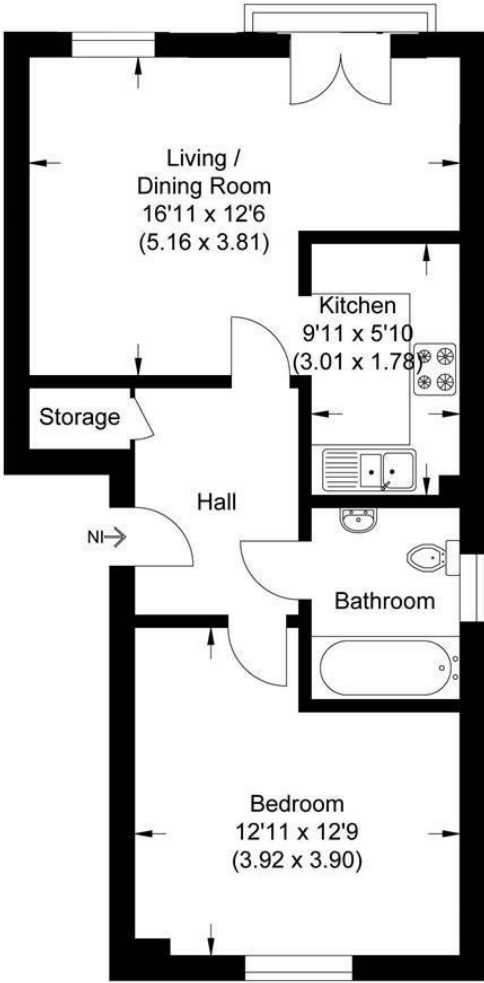


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**Communal Entrance Hall**

Entry phone system

**Entrance Hall**

Large entrance hall. Radiator. Storage cupboard. Doors to:

**Living / Dining Area**

Radiator. Window to rear. Juliette balcony.

**Kitchen**

Fully fitted kitchen comprising of a modern range of wall and base level units. Stainless steel sink and drainer with mixer tap over. Built in oven and 4-ring gas hob, stainless steel splash back, extractor hood over. Space for fridge/freezer and washing machine. Houses boiler.

**Bathroom**

Large bathroom with obscure window to the side aspect. Panel bath with glazed shower screen and shower over. Pedestal wash hand basin. Low level flush w/c. Mirrored medicine cabinet. Chrome ladder style towel rail. Tiled floor.

**Bedroom**

Window to front aspect. Radiator.

**Outside**

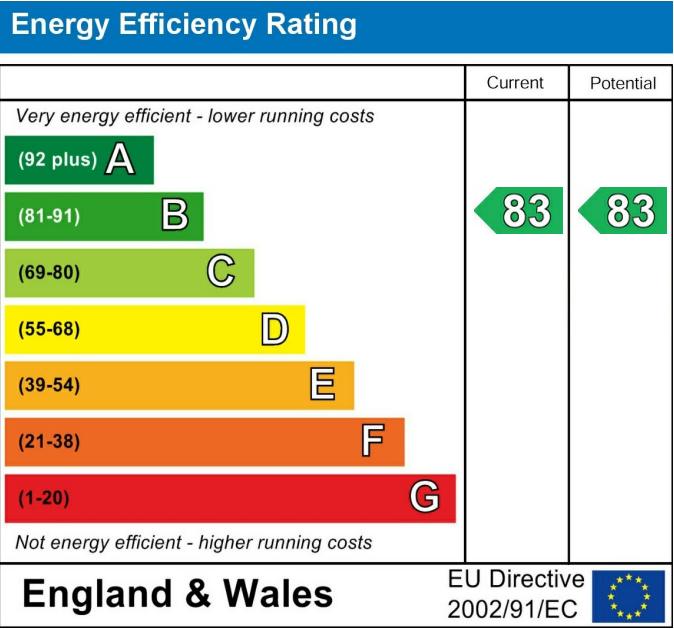
Lockable bike storage. Communal bin storage.

**Parking**

Ample undesignted residents parking to front.

**Agents Note**

Housing Association is Hightown. Interested parties for shared ownership are requested to complete an affordability assessment prior to viewing. Additional shares can be purchased. 25% share - Rent £533.37 p.m. - Service charge £73.73 p.m. - Insurance £10.70 p.m. - Management fee £23.33 p.m. - Maintenance fee £17.50 p.m. Ground rent for full ownership to be confirmed.



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.















