



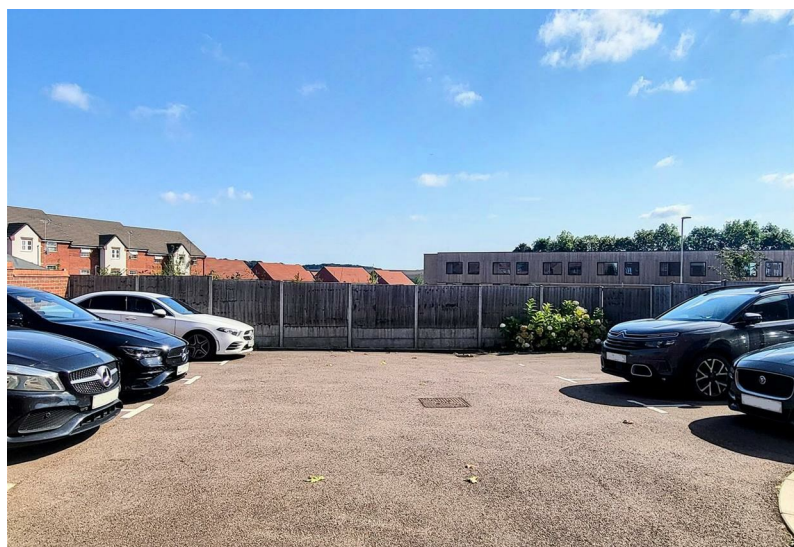
**Oliver
Minton**
Sales & Lettings

**7 Mucklestone House,
Keen Avenue, Buntingford**

Herts SG9 9GT

Asking Price £260,000

GREAT FIRST TIME BUYER OPPORTUNITY! An excellent top floor 2 bedroom apartment with 2 'Juliet' balconies. With 244 years remaining on the Lease, this bright and attractively presented flat is located just a short distance from the new Buntingford First School, on the southern fringes of the town. Features include allocated parking for one car, plus visitor parking, gas central heating to radiators, uPVC double glazing, video entryphone system, entrance hall, living room with Juliet-style balcony and open-plan fitted kitchen, main bedroom with Juliet-style balcony and en-suite shower room, good size second bedroom and family bathroom.





COMMUNAL ENTRANCE HALL

Main entrance door with video entryphone. Communal hallway and staircase to all floors. Private door on top (second) floor to:

ENTRANCE HALLWAY

Access hatch to loft storage space. Door to large walk-in storage/cloaks cupboard.

LIVING ROOM 4.09m x 3.76m < 5.03m (13'5 x 12'4 < 16'6)

Double glazed patio doors to 'Juliet' balcony. 2 radiators. Corner built-in cupboard housing wall-mounted 'Vaillant' combination gas fired boiler. Open plan to:

KITCHEN AREA 3.05m x 1.80m (10'0 x 5'11)

Fitted wall, base and drawer units, with work surfaces incorporating sink unit and 'Zanussi' induction hob with extractor unit above and electric oven below. Space for fridge/freezer. Integrated 'Zanussi' washing machine. Ceramic tiled floor. Inset ceiling lights.



BEDROOM ONE 4.32m max x 2.69m + door recess (14'2 max x 8'10 + door recess)

uPVC double glazed double doors to 'Juliet' balcony with wrought iron railings. Further uPVC double glazed window. Radiator. Door to:

EN-SUITE SHOWER ROOM 2.31m x 1.45m (7'7 x 4'9)

Large shower cubicle, WC and pedestal hand basin. Large heated towel rail. Ceramic tiled floor. Inset ceiling lights.

BEDROOM TWO 3.51m max x 2.90m (irregular shape) (11'6 max x 9'6 (irregular shape))

uPVC double glazed window. Radiator.

BATHROOM 2.34m x 1.78m (7'8 x 5'10)

Modern white suite comprising bath, pedestal hand basin and WC. Chrome heated towel rail. Ceramic tiled floor. Inset ceiling lights.

OUTSIDE

ALLOCATED PARKING SPACE

There is an allocated parking space for one car.

AGENTS NOTES

Tenure: Leasehold

Lease: 250 years from June 2018

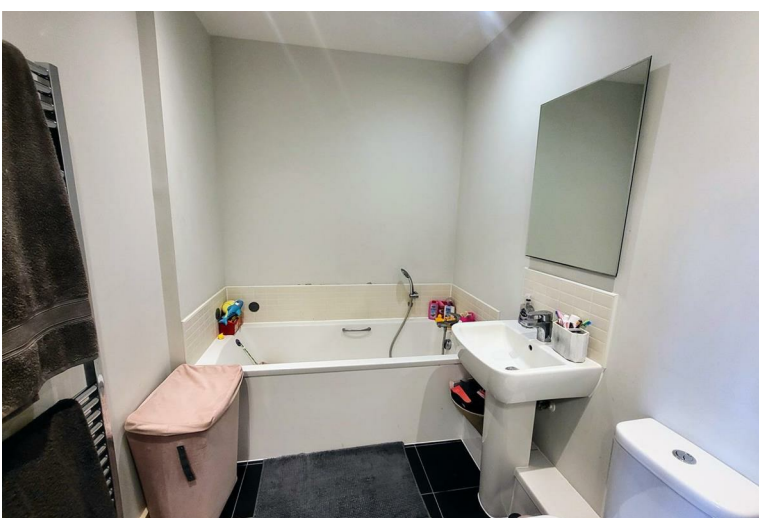
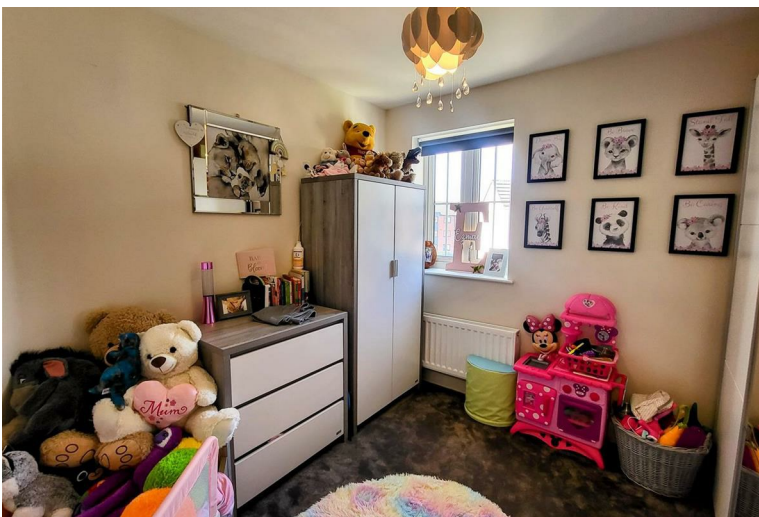
Service Charge: £1398 per annum

Ground Rent: £350 per annum

Council Tax - Band C

Mains services are connected: mains water, sewerage, electricity. Gas fired central heating (untested).

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616



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



Tenure: Leasehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.