



## Flat No. 5 The Red House | Buntingford | SG9 9AJ

**Asking Price £400,000**

Immaculately presented Grade II Listed penthouse apartment, with high specification finish, situated on Buntingford High Street. This property benefits from two double bedrooms, ensuite shower room and a luxury bathroom. There is a modern galley style kitchen with granite worktops and integrated Neff cooker, and open living/dining area. Further benefits include gas central heating, exposed beams and wooden flooring. Externally there is allocated parking for two vehicles to the rear. An internal viewing is highly recommended. NO CHAIN.



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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## About Buntingford

Buntingford is the quintessential English market town that many of us dream about, but don't believe still exists. Widely regarded as a very special place to live, with its many charms appealing to everyone who discovers it, either for the first time or as highly contented 'locals', Buntingford doesn't try to please, it just does as a matter of course. It is the smallest town in Hertfordshire, situated in the north-east corner of the county on the banks of the River Rib and the Roman road of Ermine Street. As a result of its location, it grew as a desirable market town with buildings from medieval, Georgian and Victorian times lining the streets. Apparently, Queen Elizabeth I stayed in Buntingford, in a building now known as Bell House. Just up the High Street, The Angel Inn (now a dentist's surgery) was a staging post for coaches travelling from London to Cambridge. The name of the town is believed to originate from the Saxon chieftan or tribe 'Bunta'. Local attractions include Layston court gardens, a weekly market, library, two supermarkets, post office convenience store, restaurants, wine bar, a number of pubs, as well as a broad range of independent shops including two butchers and a cheese shop. There is also an annual classic car show and Xmas market. Perfectly placed on the A10 corridor, to the east of the M11, to the west of the A1(M), 21 miles south of Cambridge and just 30 minutes to London Liverpool Street from Ware train station, or 40 minutes to London Kings Cross from Royston train station. Beautiful, picturesque, quaint and bustling, with a thriving community, Buntingford offers the charm of rural country life alongside the amenities needed for modern day living.

## PROPERTY SPECIFICATIONS

### Main Front Door

Accessed via secure entryphone system, and leading into:

### Communal Hall

Carpeted stairs to second floor landing, with entrance door into:

### Hallway

Carpeted floor. Entryphone handset. Inset downlights. Doors leading to bedrooms, bathroom and open plan living area.

### Living Room

**18'3 x 10'0 (5.56m x 3.05m)**

Dual aspect window to side and rear. Wooden flooring. Step up to:

### Dining Area

**14'7 x 10'5 (4.45m x 3.18m)**

Window to side. Wooden flooring. Cupboard containing Combi boiler. Radiator. Open plan to:

### Kitchen

**14'7 x 5'0 (4.45m x 1.52m)**

Window to side. Range of wall & base units incorporating granite work surface and sunken stainless steel sink unit with swan neck mixer tap. Integrated Neff electric oven with extractor hood over. Integrated fridge, washer/dryer and dishwasher. Wooden flooring. Inset downlights. Extractor fan.

### Bedroom One

**17'7 x 11'7 (5.36m x 3.53m)**

Window to front. Feature fireplace. Cupboard. Carpeted floor. Radiator. Door to:

### Ensuite Shower Room

**9'4 x 4'4 (2.84m x 1.32m)**

Walk-in shower cubicle with folding doors, vanity unit with inset wash hand basin, and low flush WC. Tiled flooring. Ladder style radiator. Inset downlights. Shaver point.

### Bedroom Two

**13'11 x 12'8 (4.24m x 3.86m)**

Window to front. Carpeted floor. Radiator.

### Luxury Bathroom

**7'3 x 7'1 (2.21m x 2.16m)**

Window to front with obscure glass. Fully tiled room with white suite comprising shaped bath with central mixer tap & separate shower hose, vanity unit with inset wash hand basin, and low flush WC with concealed cistern. Heated towel rail. Inset downlights.

### Allocated Parking

For two vehicles, to the rear of the property.

### Energy Performance Certificate

There is no requirement for an Energy Performance Certificate, as this property is Grade II Listed.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.



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