



5 St. Georges Mews | Buntingford | SG9 9FR

£1,250 Per Month

Rarely available one double bedroom mews house, being offered unfurnished with white goods (including dishwasher) and quartz work surfaces. This very contemporary home, situated just off Buntingford high street, further benefits from a luxury en-suite shower room, downstairs cloakroom, double glazing and one allocated parking space. Available immediately. VIEWING A MUST !

Holding deposit - £288.00 : Dilapidation deposit - £1440.00



CHRIS DELLAR
PROPERTIES

Your estate agent

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Entrance Door

Into open plan lounge/kitchen.

Kitchen Area

13'3 x 6'0 (4.04m x 1.83m)

High gloss units. White goods including dishwasher.

Downstairs Cloakroom

4'10 x 2'7 (1.47m x 0.79m)

Wall mounted wash hand basin and low flush WC.

Lounge/Diner

13'0 x 13,3 (3.96m x 3.96m,0.91m)

Full height double glazed windows to front. Electric radiator. Recess for 'flat screen' TV. Stairs to first floor with low level storage cupboard beneath.

First Floor Landing

6'8 x 4'6 (2.03m x 1.37m)

Space for cupboard or work station.

Double Bedroom

13'3 x 11'9 (4.04m x 3.58m)

Double glazed window to front. Fitted storage cupboard and extensive high level storage over shower room. Electric radiator. Door to shower room and door to:

Balcony

6'1 x 3'9 (1.85m x 1.14m)

Views over communal courtyard.

Luxury En-suite Shower Room

7'3 x 6'6 (2.21m x 1.98m)

Double glazed window to front. Double length shower cubicle, wall mounted wash hand basin & low level WC. Ladder style radiator. Extractor. Cupboard containing hot water tanks.

EXTERIOR

One outside storage cupboard.

Communal Courtyard

Allocated Parking

For one vehicle.

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. Measurements are approximate and are only intended to provide a guide.

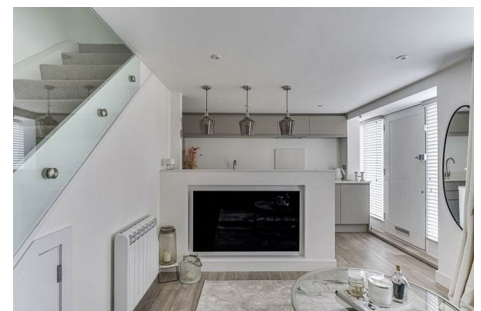
Deposits

Holding deposit - £288.00

Dilapidation deposit - £1440.00

Energy Performance Certificate

Please see EPC graph opposite.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (95-100)			A (95-100)		
B (81-94)			B (81-94)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		