



Crouch Gardens
Buntingford

£84,000 - 35% S.O.

Sanctuary
Buntingford

Crouch Gardens, Buntingford, SG9 9FL - £84,000 - 35% Shared Ownership

Sanctuary Buntingford are very pleased to offer A SHARED OWNERSHIP apartment presented in delightful decorative order throughout. This property is available on a part buy/part rent basis with a 35% share available to buy. The property is also available for 100% purchase at £240,000. Accommodation comprises 2 Bedrooms, Lounge/Dining Room, Fitted Kitchen, En-suite Shower Wc, Bathroom Wc, Gas central heating, uPVC Double Glazed windows and allocated parking space.

Communal entrance

Entryphone system, stairs to first floor. Entrance door to:

Entrance hall

Laminate flooring, radiator, 2 storage cupboards. Door to:

Lounge

18'2" x 11'3"

Window to front aspect, laminate flooring, cupboard housing gas fired boiler, radiator, tv point. Open aspect to:

Kitchen

11'3" x 8'7"

Fitted with a matching range of light wall and base units with work surfaces, stainless steel single drainer sink unit and mixer tap, integrated oven and grill with 4 plate ceramic hob and stainless steel extractor hood fitted, integrated washer/dryer, integrated dishwasher, integrated fridge/freezer, tiled floor, extractor fan.

Bedroom One

16'6" reducing to 10'8" x 8'10"

Window to front aspect, fitted carpet, radiator. Door to:

En-Suite Shower Wc

Comprising enclosed shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low level wc,, tiled walls, tiled floor, heated towel rail, extractor fan.

Bedroom Two

16'5" reducing to 12'3" x 5'9" < 7'6"

Window to front aspect, fitted carpet, radiator.

Bathroom Wc

3 Piece suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc,, tiled walls, tiled floor, heated towel rail, extractor fan.

AGENTS NOTE

This property is offered on a shared ownership basis to FIRST TIME BUYERS OR NON DEPENDANT BUYERS ONLY. If you are named on an existing mortgage / home owner you will not qualify. Applicants will need to meet the shared ownership affordability guidelines for the property which must be carried out before a sale is agreed. You may be eligible for this property if you have a gross household income of no more than £80,000 per annum.

Monthly payment for rental part (based on 65%) is £503. This is made of £356 rent & £147 service charge (subject to change)

Council Tax Band C £2,079.38 pa (Subject to Change)

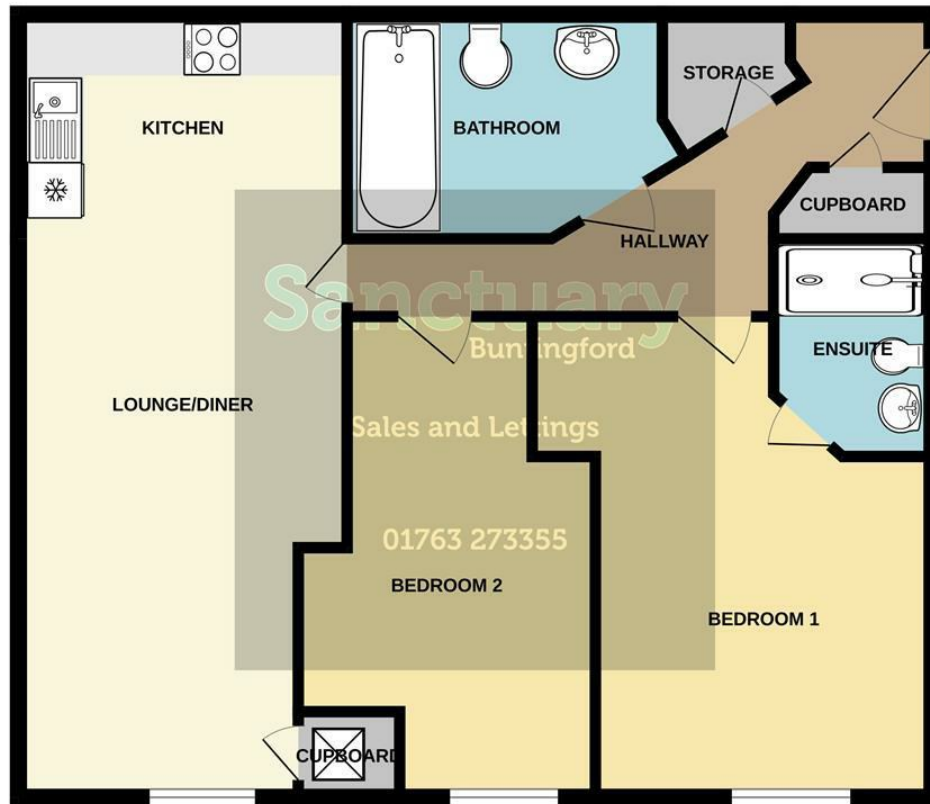
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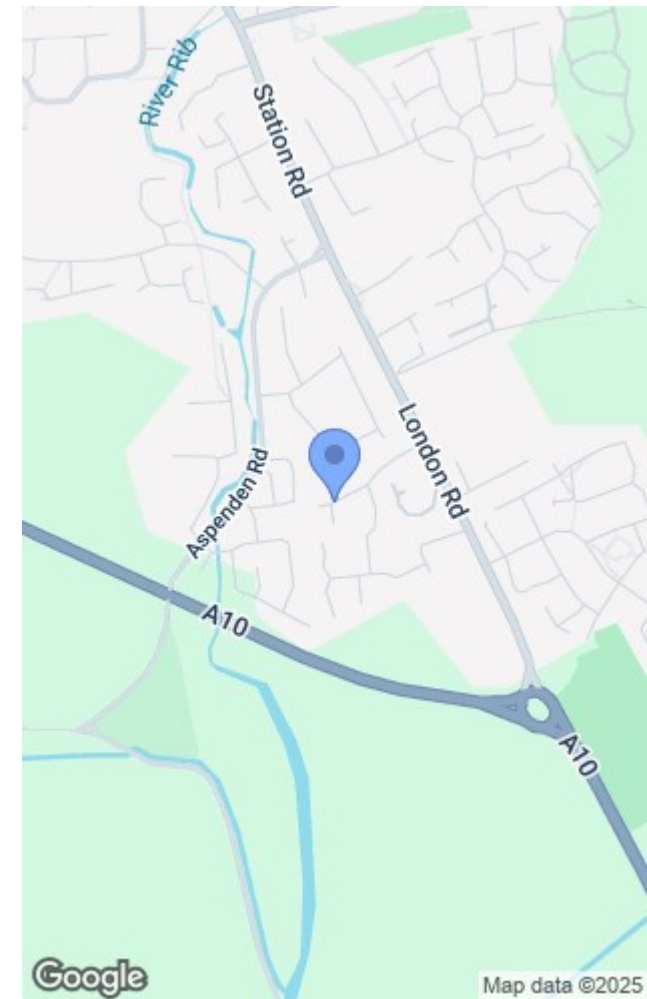



GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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

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Registered in England & Wales Company Number: 10774081 Managing Director: Daniel Kirby

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