



Price £258,000



Rowland Hill Court, Baldock Road | Buntingford | SG9 9BJ Price £258,000

EXTENDED LEASE! Fantastic opportunity to acquire one of only four maisonettes set in the very heart of town! Good size two bedroom first floor maisonette. Providing level walking distance to the town's local amenities with allocated parking space and communal south facing communal garden.

- Two bedroom first floor maisonette
- Attractive kitchen. Water softener.
- Shower room with double Communal garden length cubicle
- Good size lounge
- Two double bedrooms
- Parking space
- Extended lease
- Easy walking distance to all amenities







Entrance Hall

Timber front door. Cupboard housing stop cock and electric meter. Stairs to maisonette.

Landing

Access to loft via loft ladder. Radiator. Doors to:

Reception Room

 $12'9" \times 12'3" (3.89 \times 3.73)$

Double glazed window to front. Coved ceiling. Radiator

Kitchen

 $11'6" \times 7'5" (3.51 \times 2.26)$

Oak effect fronted wall and base units with roll over work surfaces including breakfast bar. Electric hob with oven under and extractor above. Single basin, stainless steel sink unit with mixer taps. Plumbing for automatic washing machine. Built in water softener. Double glazed window to rear. Radiator. Gas fired 'Combi' boiler supplying hot water and central heating.

Bedroom One

 $12'9" \times 11'2" (3.89 \times 3.40)$

Double glazed. Window to front. Radiator. Fitted wardrobe.

Bedroom Two

 $11'3" \times 8'6" (3.43 \times 2.59)$

Built in mirrored double wardrobe plus a built in storage cupboard. Double glazed window to rear. Radiator.

Shower Room

 $7'8" \times 5'5" (2.34 \times 1.65)$

Double length shower cubicle with Aqualisa shower. Vanity wash hand basin. Low flush W/C. Tiled surrounds. Radiator. Double glazed window to side.

Outside

Communal Gardens

Communal gardens laid to lawn at rear.

Parking

Parking space for one vehicle.

Agents Note

Gas central heating.

Ground rent approx £90 per annum.

Residents collectively pay towards garden maintenance.

Approximate Gross Internal Area 61.02 sq m / 656.81 sq ft

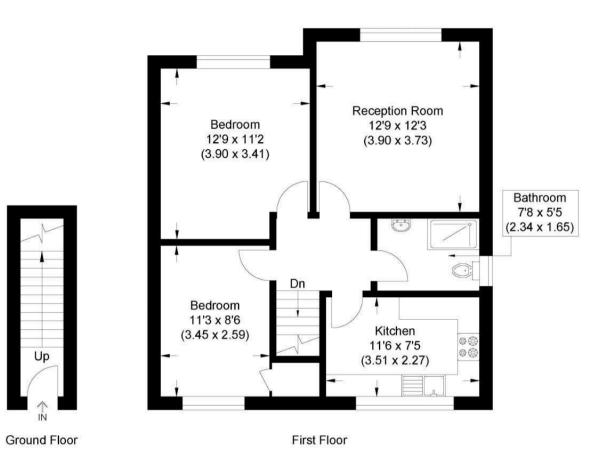
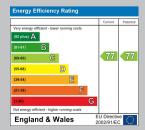


Illustration for identification purposes only, measurements are approximate, not to scale.



42 High Street
Buntingford
Hertfordshire
SG9 9AH
01763 272 391
buntingford@iwestates.com