



iwestates.com

6c High Street, Buntingford, SG9 9AG



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Price £190,000

Charming first floor one bedroom flat in the most convenient of locations right in the heart of Buntingford with allocated parking. Potential rental income £900 to £1000 pcm.

- Very spacious one bedroom flat
- Fitted kitchen
- Larger than average bathroom with 'P' shaped bath with shower over
- Allocated parking bay for one vehicle
- 14' 10" x 12' 2" Lounge
- Good size bedroom
- Extremely convenient location in the High Street
- Ideal Buy to Let investment



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	EU Directive 2002/91/EC

Ground Floor

Entrance

Steps up to timber front door.

Entrance Hall

Stairs to first floor landing.

First Floor

Landing

Door to all flats.

Flat Entrance

Timber front door.

Living Room

12'2" x 14'10"

Large multi pane window to front. Night storage heater. Door to rear hall. T.V. point. Phone point.

Rear Hall

Door to all rooms.

Kitchen

11'10" x 6'9"

Range of white gloss eye and base level units. Inset four ring ceramic hob with extractor hood over and oven below. Karndean flooring. Tiled splashbacks. Inset stainless steel sink unit. Space and plumbing for washing machine. Multi pane window to side.

Bedroom

10'8" x 14'1"

Multi pane window to rear. Night storage heater. Double fronted built in wardrobe. Airing cupboard housing factory lagged hot water tank.

Bathroom

7'9" x 6'6"

Three piece suite comprising of a 'P' shaped bath with mixer taps with shower over. Low level WC with centre flush. Pedestal wash hand basin. Extensive tiling. Multi pane window to rear. Heated towel rail.

Parking

One allocated parking space.

Agents Note

Service charge £700.44 per annum

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IW Estates would be pleased to provide free, no obligation sales and marketing advice.

PROJECT |

1P

1P
1P
1P
1P



