

# Jonathan Hunt

LETTING AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**Mellish, Hamels Mansion Hamels Park, Buntingford, Hertfordshire, SG9 9NA**

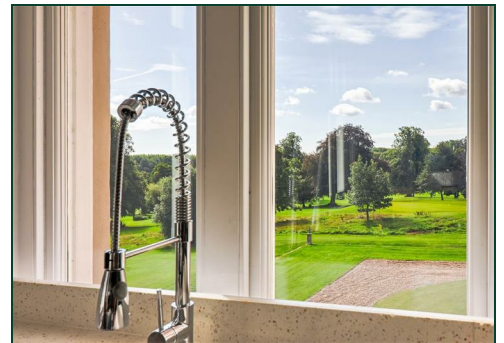
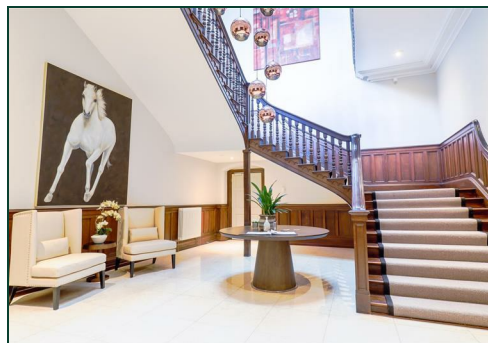
**£2,000 Per Month**

JONATHAN HUNT LETTINGS are pleased to offer this exceptional two-bedroom apartment nestled within the meticulously transformed Grade II listed Hamels Mansion with views over the neighbouring golf course. This stylish unfurnished apartment comprises two generously proportioned double bedrooms. The master bedroom is complete with its private en-suite shower room, while an additional bathroom caters to guests and provides convenient WC facilities. Furthermore, with the convenience of lift access, allocated and guest parking, and access to the exquisite communal grounds, this chic apartment offers an elegant space where the past seamlessly converges with the present. AVAILABLE NOW

REFERENCES - Please only enquiry if you pass the reference criteria

- Collective Gross Income: Minimum £75,000

- NO CCJ's, IVA's or history of bad credit



Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

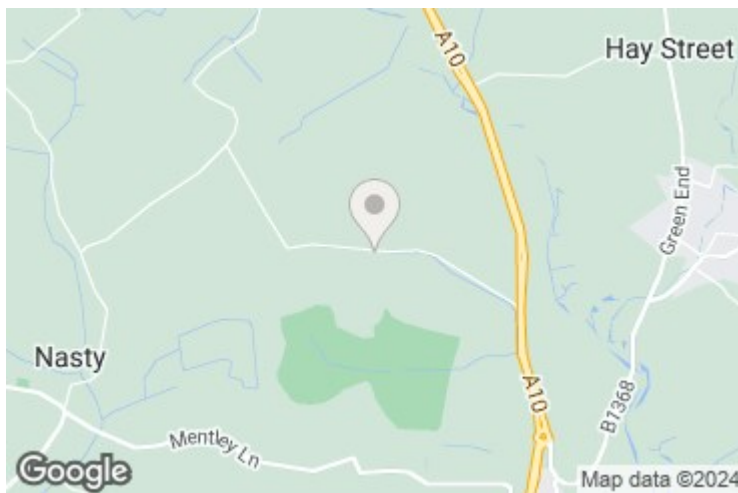
## HAMELS MANSION

The Hamels Estate has a rich history dating back to the 16th century. Originally owned by King Henry VIII, it was passed on to English nobility in 1534. The centerpiece of the estate, Hamels Mansion, was constructed around 1590 by John Brograve. This historic mansion has been home to aristocrats, politicians, and wealthy dynasties over the centuries.

Hamels Mansion is a remarkable example of Elizabethan architecture, known for its beautiful design features. The interior boasts marble floors, ceilings that soar up to 5 meters in height, original mantelpieces, and meticulously restored stucco ceilings. These architectural elements reflect the grandeur and craftsmanship of the era in which the mansion was built.

The estate has been adapted into individually designed flats, each offering its unique charm and character. Residents of these flats not only enjoy the historic ambiance but also have access to a large shared wine cellar, a perfect place to store and appreciate fine wines. Additionally, the communal grounds surrounding the mansion are nothing short of stunning, providing a picturesque setting for leisure and outdoor activities.

Hamels Estate stands as a testament to England's rich history and architectural heritage, offering its residents a unique opportunity to live within the walls of a centuries-old mansion, surrounded by the beauty of the estate's grounds and the elegance of its interior features.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		31	31
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**OPEN PLAN LIVING ROOM 20'11" x 20'8" (6.4 x 6.3)**

**OPEN PLAN LIVING ROOM pic 2**

**OPEN PLAN LIVING ROOM pic 3**

**MASTER BEDROOM 16'4" x 15'1" (5 x 4.6)**

**EN-SUITE 8'10" x 6'10" (2.7 x 2.1)**

**BEDROOM TWO 15'5" x 9'10" (4.7 x 3)**

**BATHROOM 10'9" x 6'6" (3.3 x 2)**

**Golf course views**

**Gardens**

