

Jonathan Hunt

LETTING AGENCY

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10B High Street, Buntingford, Hertfordshire, SG9 9AG

£950 Per Month

JONATHAN HUNT LETTINGS are pleased to offer this nicely presented 1 bedroom High Street first floor flat in the popular town of Buntingford. Available 6th August. Please note this property has no allocated parking. However, there are public parking options available nearby. AVAILABLE 6th AUGUST

REFERENCES - Please only enquiry if you pass the reference criteria

- Collective Gross Income: Minimum £28,500
- NO CCJ's, IVA's or history of bad credit
- Positive landlord reference (if applicable)



Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

ENTRANCE

Communal (one other apartment) front door leading from high street to property.

SHARED LANDING

Bright space with time lighting and window to rear aspect

ENTRANCE HALL

With laminate flooring and a doors leading to all rooms, intercom entry system for front door access

BEDROOM 15'6 x 11'0 narrowing to 8'0 (4.72m x 3.35m narrowing to 2.44m)

A large bright room with sash windows to front aspect, fitted carpers and fitted storage/wardrobes.

LOUNGE 12'10 x 12' (3.91m x 3.66m)

An elegant room with a large sash window to front aspect giving plenty of natural light, laminate flooring and white panel doors to Kitchen and inner lobby.

KITCHEN/BREAKFAST 11'7 10'4 (3.53m 3.15m)

A stylish kitchen comprising a range of wall and base units, butler style sink with mixer tap, electric oven with stainless extractor hood. Laminate flooring and tiled splash backs.

SHOWER ROOM

An elegant shower room with large shower enclosure, pedestal hand basin and low level w/c.

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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