

2 Rowland Hill Court, Baldock Road, Hertford

£210,000 Leasehold

2 Rowland Hill Court, Baldock Road, Hertford

28 Maidenhead Street, Hertford,
Hertfordshire, SG14 1DR

01992 586570
www.kings-group.net

- TWO BEDROOM MAISONETTE
- *EXTENEDED LEASE*
- ALLOCATED APRKING FOR ONE CAR
- COMMUNCAL GARDEN ACROSS 4 DIFFERENT PROPERTIES
- SITUATED WITHIN THE HEART OF BUNTINGFORD TOWN CENTRE
- LOCAL BUS STOPS AND OTHER FORMS OF PUBLIC TRNASPORT NEARBY
- LOCAL PROXIMITY OF GREAT PRIMARY AND SEOCNDARY SCHOOLS
- COUNCIL TAC BAND C

Kings Group are DELIGHTED to market this TWO BEDROOM MAISONETTE situated in the heart of BUNTINGFORD town.

LEASE HAS BEEN AGREED TO GO AHEAD - £30,000

The property is comprised of two double bedrooms, a good sized practical kitchen, a spacious lounge, a family bathroom with a double length shower cubicle, a communal garden shared between four properties and an allocated parking space for one car.

Buntingford is a charming market town in East Hertfordshire, renowned for its quaint village atmosphere, beautiful countryside, and excellent transport links. The town has a rich history, with picturesque streets lined with period properties, independent shops, and cozy cafés, creating a warm and welcoming community vibe.

The area boasts a variety of amenities, including local supermarkets, traditional pubs, and eateries that cater to a range of tastes. Families are well served by several local schools, with both primary and secondary options available within a short distance. The town also has various recreational facilities, including parks, walking trails, and sports clubs, making it ideal for those who enjoy an active lifestyle.

Buntingford's beautiful surrounding countryside, part of the East Hertfordshire district, provides endless opportunities for outdoor activities. Whether it's taking a leisurely stroll along the River Rib, exploring the nearby woodlands, or enjoying the local farmer's market, there's something for everyone to enjoy.

Garden Maintanence - £40 every 3 months
Building insurance - £1083 - split 4 ways

For more information on the local amenities, please visit https://www.kingsgroup.net/branches/hertford/ and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

Entrance Hall
Carpeted flooring, Gas/electric meter cupboard, stairs leading to first floor with stair lift

Lounge 12'3 x 12'9 (3.73m x 3.89m)
Double glazed window at rear aspect, Double radiator, Carpeted flooring, Phone point, TV aerial point, Power points, Coved ceiling

Kitchen 7'5 x 11'6 (2.26m x 3.51m)
Double glazed window at front aspect, Single radiator, Lino flooring, Tiled walls, Integrated oven with electric hob, Hood extractor fan , Space for fridge freezer, Plumbing for washing machine, Power points

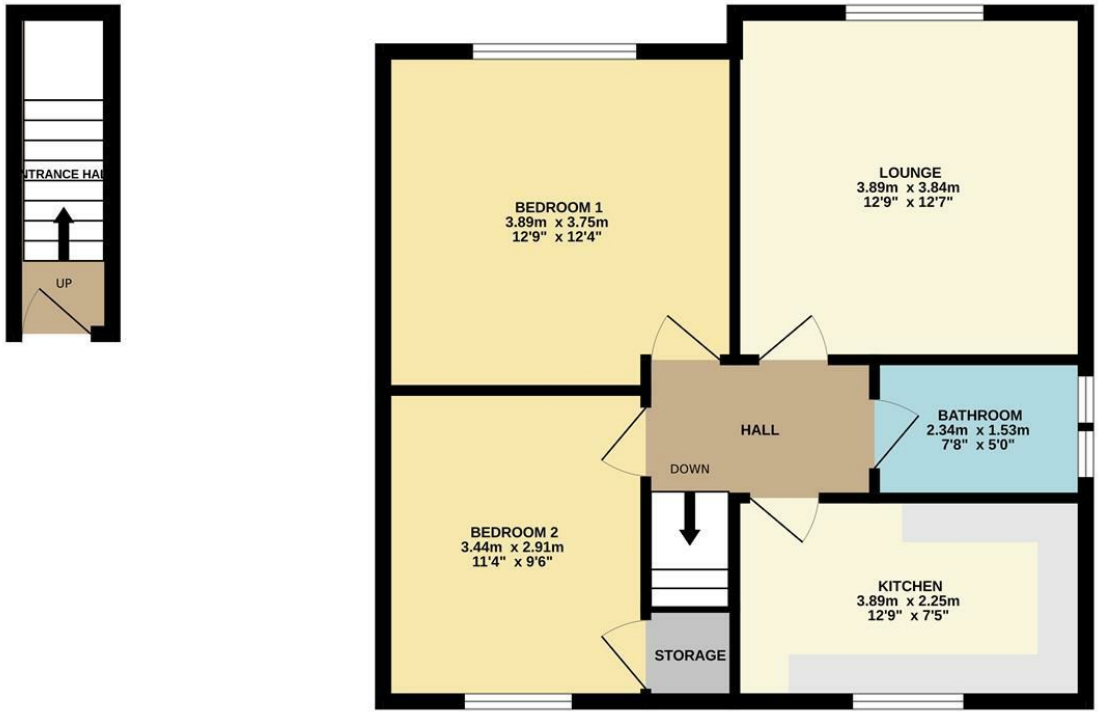
Bathroom 5'5 x 7'8 (1.65m x 2.34m)
Double glazed windows at side aspect, Carpeted flooring, Extractor fan , Double walk in shower cubicle, Wash basic with mixer tap and vanity unit under, Low level WC, Tiled walls

Bedroom One 11'2 12'9 (3.40m 3.89m)
Double glazed window at rear aspect, Single radiator, carpeted flooring, Fitted wardrobes, Power points

Bedroom Two 8'6 x 11'3 (2.59m x 3.43m)
Double glazed window at front aspect, Single radiator, Carpeted flooring, Fitted wardrobes, Built in storage cupboard, Power points

GROUND FLOOR
3.9 sq.m. (42 sq.ft.) approx.

FIRST FLOOR
57.6 sq.m. (620 sq.ft.) approx.



TOTAL FLOOR AREA : 61.5 sq.m. (662 sq.ft.) 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.
Made with Metropix ©2024







THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor









28 Maidenhead Street, Hertford,
Hertfordshire, SG14 1DR

01992 586570
www.kings-group.net

RATED BY OUR CUSTOMERS
THE ESTAS ESTATE AGENT AWARDS 2015
GOLD WINNER
SOUTH EAST (HERTS & MIDDLESEX)
theestas.com

Zoopla.co.uk

primelocation.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman SALES

kings GROUP