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2 Fairweather Court, Parker Drive, Buntingford, SG9 9GP

75% Shared Ownership £187,500

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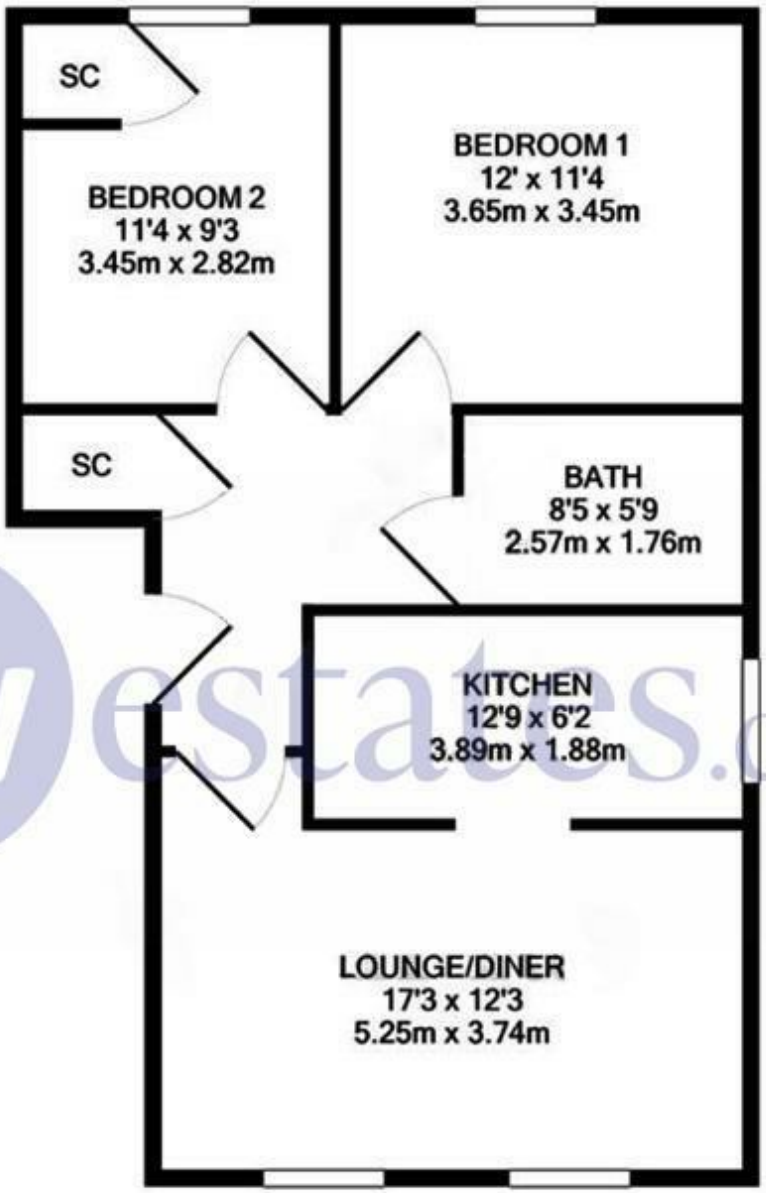
Offered to the market on a 75% shared ownership basis, this well-presented ground-floor, two double bedroom apartment is located in the highly sought-after market town of Buntingford. Situated on the popular "Village" development, the property offers bright and spacious accommodation throughout. The welcoming reception room provides an ideal space for both relaxing and entertaining, with a light-filled atmosphere that enhances the overall sense of space.

The apartment boasts two generous double bedrooms, perfectly suited to modern living, whether for restful nights, home working, or accommodating guests. A contemporary kitchen and modern bathroom complete the internal accommodation, both designed with practicality and style in mind.
Externally, the property benefits from a designated parking space, alongside ample visitor parking, ensuring convenience for residents and guests alike.

Buntingford is renowned for its charming community feel, offering a range of local shops, amenities, and green spaces, all within easy reach. Combining countryside surroundings with everyday convenience, this location is ideal for a variety of buyers. An ideal opportunity to secure an affordable home in a desirable location – early viewing is highly recommended.

- 75% shared ownership opportunity
- Modern made to measure window blinds are included
- Bright and spacious accommodation
- Two well-proportioned double bedrooms
- Allocated parking space plus ample visitor parking
- Located in the sought-after market town of Buntingford
- Ground floor, well presented apartment
- Generous reception room ideal for relaxing and entertaining
- Modern kitchen and contemporary bathroom
- Close to local amenities, shops, and green spaces in a charming community setting

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TOTAL APPROX. FLOOR AREA 634 SQ.FT. (58.9 SQ.M.)

External
Communal video intercom, communal hallway leading to front door

Entrance Hall
Fitted carpet, 2 light fittings, Urmet video intercom receiver, radiator, large storage cupboard with shelving

Living-Dining
Fitted carpet, 2 light fittings, 2 radiators, 2 double glazed windows to front aspect, opening to:

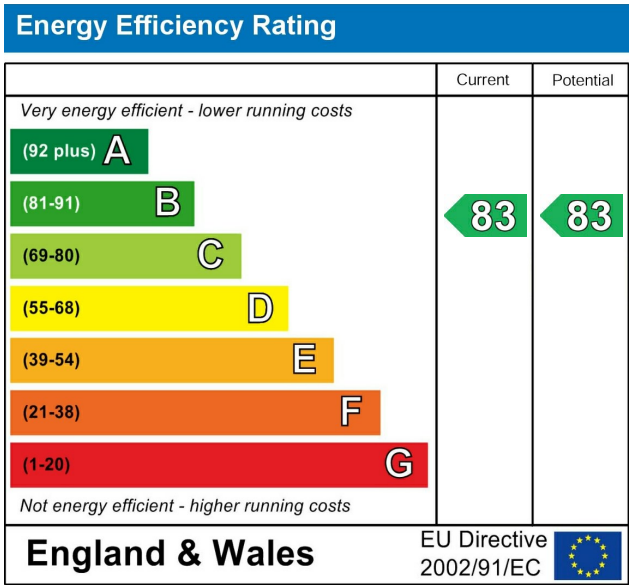
Kitchen
Tiled flooring, range of wood effect wall and base units, laminate worktops, plumbing for washing machine and space for fridge freezer. Built in Zanussi oven/grill, 4 point Zanussi gas hob with Zanussi extractor over, brushed stainless steel splash back behind hob. 1 1/2 sink with mixer tap over, separate extractor fan, inset ceiling lights, double glazed window to side aspect.

Bedroom 1
Fitted carpet, light fitting, radiator, double glazed window to rear aspect

Bedroom 2
Fitted carpet, light fitting, radiator, double glazed window to rear aspect. Large made to measure double wardrobe and additional storage cupboard housing boiler.

Bathroom
Tiled floor, heated towel rail, extractor fan. White suite comprising low level dual flush wc, pedestal hand basin with mixer tap over, bath with mixer tap and shower over and glass shower screen fitted.

Agents Notes
Leasehold
75% shared ownership with Hightown Housing Association - applicants must pass an affordability assessment via Hightown
Monthly Rent: £218.77 approx.
Monthly Payments EXCLUDING rent: £136.58 approx.
Monthly Payments breakdown:
Service charge £83.66
Buildings insurance £12.09
Management fee £23.33
Reserve fund payment £17.50
Ground Rent is covered within the service charge. Please check with your legal representative for exact figures at the time of purchase.
East Herts Council Tax Band: C - £2,182.75 p.a. (subject to change)



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, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our network of IWestates estate agents.






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