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5 Bell Barns, Buntingford, SG9 9FE

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Asking Price £199,000

- Luxury first-floor apartment
- Under floor heating throughout
- Living area with juliet balcony
- Modern shower room
- Allocated parking space included
- Open-plan living accommodation
- Contemporary fitted kitchen with integrated appliances
- Good sized bedroom with velux roof light with integral blind
- Secure entryphone access system
- Chain free - Rental value circa £1,000 per month - yeald circa 6% (subject to costs)

A high-specification one double bedroom first-floor apartment forming part of an attractive courtyard-style development, benefiting from allocated parking, Juliet balcony and a long lease.

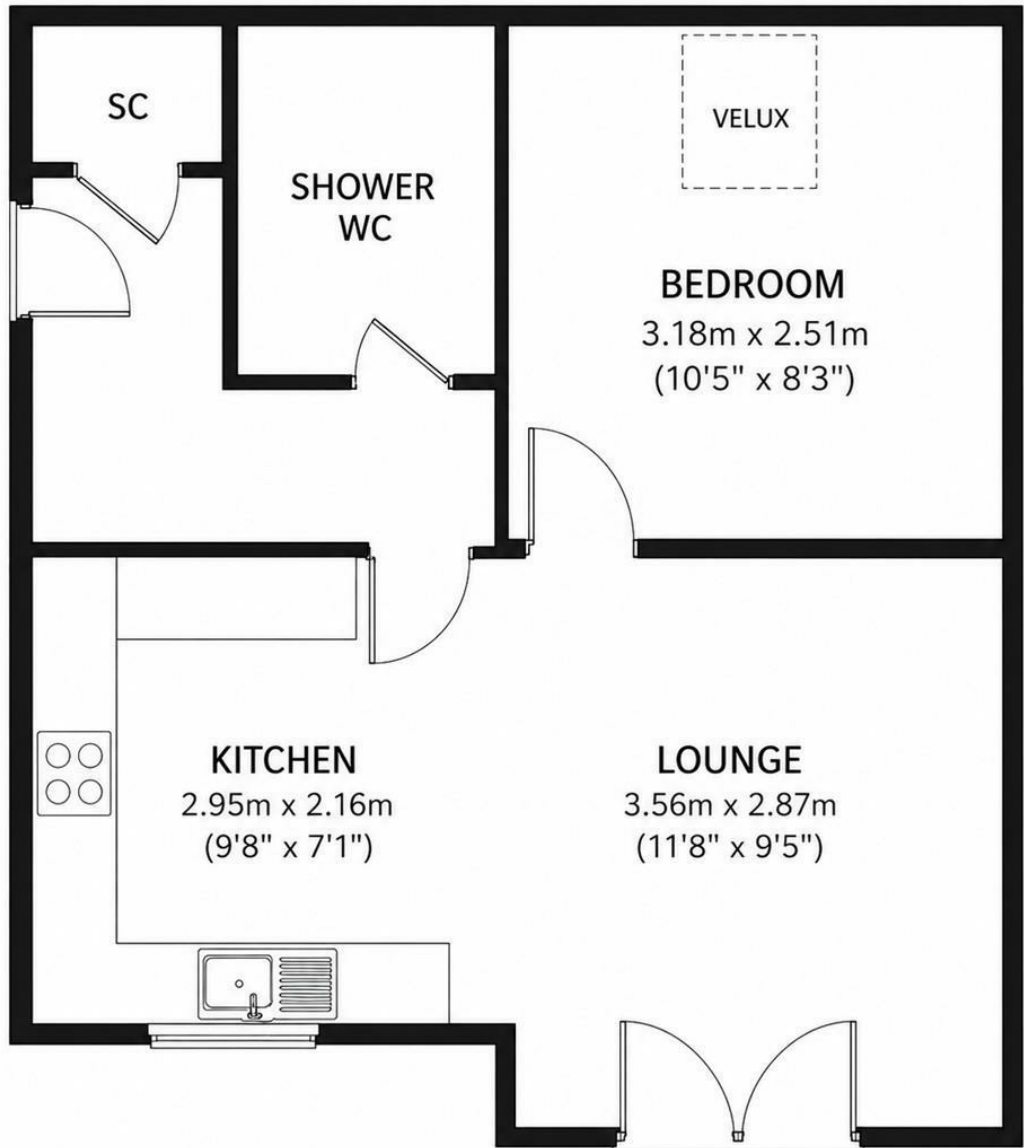
The property offers bright and well-designed accommodation, including an open-plan living space with a contemporary fitted kitchen featuring integrated appliances, a spacious double bedroom with Velux window, and a modern shower room. Finished in tasteful neutral tones throughout, the apartment enjoys a fresh and airy feel suited to first-time buyers, professionals, downsizers and investors alike.

Additional features include a secure entryphone system, practical storage with plumbing for a washing machine, and well-maintained communal surroundings.

Conveniently positioned within easy reach of local amenities and the A10, the property offers stylish, low-maintenance living within a desirable town. Offered chain free.

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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 national network of IWestates estate agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### **Communal Entrance**

Secure entry phone system with door leading to the first floor apartment.

### **First Floor**

#### **Entrance**

#### **Lobby**

Welcoming entrance hall with fitted carpet. Doors leading to all rooms.

#### **Utility Storage Cupboard**

Large storage cupboard housing plumbing for a washing machine

#### **Open Plan Lounge / Kitchen**

Lounge – Bright and comfortable living space featuring fitted carpet, TV point and Juliet balcony to the front aspect. Open plan access through to the kitchen.

Kitchen – Stylishly fitted with a range of contemporary gloss white wall and base units complemented by granite work surfaces and an inset sink with mixer tap. Integrated appliances include an oven and grill, four-ring ceramic hob with stainless steel extractor hood,

slimline dishwasher and fridge freezer. Finished with tiled flooring and a window to the front aspect.

#### **Bedroom**

Well-proportioned double bedroom with Velux window to the rear aspect, fitted carpet.

#### **Shower Room**

Modern suite comprising shower cubicle with wall-mounted shower, wash hand basin set within a vanity unit and low-level WC. Complemented by tiled walls and flooring, heated towel rail and extractor fan.

#### **Parking**

Allocated parking bay. (5)

#### **Agents Note**

Service charge: £493.70 p.a.

Ground rent: £500.00 p.a.

Long lease remaining - 981 years.

Please check with your legal representative for an exact figure

Underfloor heating, fully electric, offered chain free  
East Herts Council Tax Band: B (£1,909.91 p.a. - subject to change)



