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HERE TO GET *you* THERE

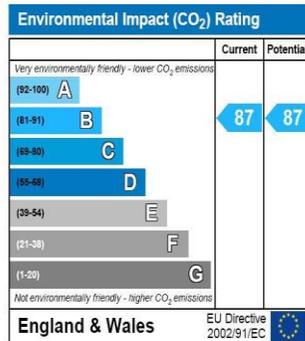
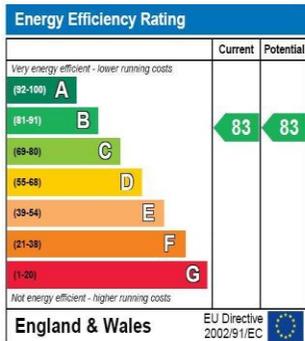
Crouch Gardens, Buntingford, SG9 9FL

32 Crouch Gardens, Buntingford, SG9 9FL

Asking Price: £225,000 Leasehold

A wonderful bright and modern apartment presented in excellent decorative order throughout. A lovely wide entrance hall welcomes you to the property with a few steps leading up to the hallway. The property benefits from a high gloss cream kitchen with integrated appliances that is open plan to the living area. There are two double bedrooms and a fully tiled bathroom. All within walking distance of the town centre & High Street (0.7 miles as per Google Maps)

- First Floor Modern Apartment
- Two Double Bedrooms
- Open Plan Living Area
- Kitchen With Integrated Appliances
- Allocated Parking Space



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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ENTRANCE HALL

Wide entrance hall with steps leading up to hallway. Cloak cupboard and further storage cupboard.

LIVING ROOM / KITCHEN

4.37m (14' 4") x 5.13m (16' 10")

Open plan living area with windows to the front.

The kitchen area has a tiled floor and is fitted with a range of modern base and wall mounted units. Integral appliances include a dishwasher, fridge / freezer, washing machine, cooker and hob with extractor fan above.

The lounge/dining area is fitted with carpet and has a radiator.

MASTER BEDROOM

4.37m (14' 4") x 2.59m (8' 6")

Window to rear aspect. Radiator.

BEDROOM 2

2.59m (8' 6") x 3.00m (9' 10")

Window to front aspect. Radiator.

BATHROOM

Fully tiled with extractor fan. Three piece suite comprising of panelled bath with shower over, low level W.C. and wash hand basin. Wall mounted heated towel rail.

OUTSIDE

Allocated parking space for one vehicle.

AGENTS NOTE

Leasehold property with 91 years remaining on the lease.

Maintenance charge of £34 per calendar month. Ground rent £150 per annum.

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 01763 272 391

OPENING HOURS:

Monday - Friday: 9am to 6pm
Saturday: 9am to 4 pm

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters 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 Hunters estate agents.

DISCLAIMER

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.





