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ESTATE AGENCY

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Flat, 8 High Street, Buntingford, Hertfordshire, SG9 9AG

Price Guide £284,000

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Offered Chain Free,
A Light, Spacious First Floor Apartment with Parking in the Heart of Buntingford.
Perfectly placed in the centre of Buntingford, this well-presented first floor apartment offers the rare advantage of being able to park the car and simply stroll to everything the town has to offer. Set within a small, well-kept development and benefiting from two allocated parking spaces, the property has a calm, airy feel throughout and enjoys the reassurance of a recently extended lease, now standing at approximately 156 years with a peppercorn ground rent. The accommodation is thoughtfully arranged, with two comfortable bedrooms and a bright dual-aspect sitting room that catches the light beautifully. The modern open-plan kitchen/breakfast room provides a sociable, practical space, while the contemporary bath/shower room adds a touch of everyday comfort. Altogether, it's a quietly appealing home, well located, easy to live in, and offering long-term security thanks to its extended lease. A very practical choice for anyone seeking convenience without compromising on space or quality







ENTRANCE HALL
A spacious private entrance with enough space for current owners freezer but could equally be used for shoe storage and hanging for coats, stairs to first floor.

KITCHEN/BREAKFAST ROOM 13'1" x 10'0" (4 x 3.05)
The central hub of the apartment, a bright and contemporary kitchen breakfast room with space for informal dining. The kitchen area comprises a range of wall and base units with contrasting work tops, large stainless steel extractor hood over hob, integrated oven and fridge and plumbing for washing machine.

LOUNGE 16'0" x 12'4" (4.9 x 3.77)
An immaculately presented lounge with five windows on a dual aspect giving masses of natural light. Plenty of space for sofas, work from home desk and formal dining furniture if required.

BEDROOM ONE 13'9" x 8'7" (4.2 x 2.64)
A large double bedroom with fitted carpet and built in storage.

BATHROOM 7'6" x 5'6" (2.3 x 1.7)
A luxury bathroom with natural stone tiling throughout, suite comprises, panel enclosed bath with wall mounted power shower, low level w/c and pedestal hand basin. Window to front aspect

BEDROOM TWO 9'2" x 7'6" (2.8 x 2.3)
A good sized second bedroom with fitted carpet and window to front aspect.

PARKING SPACES
Rarely available high street property with two parking spaces and outside space.







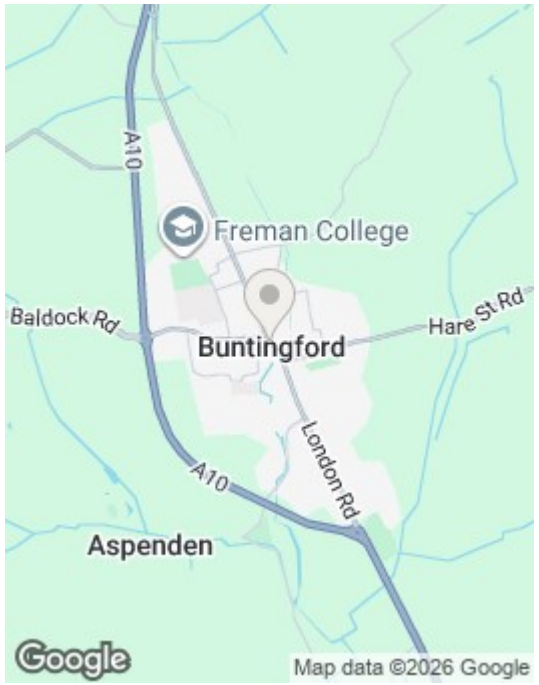




1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.

GROUND FLOOR
53 sq.ft. (4.9 sq.m.) approx.





TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) 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.
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