



## Flat No. 5 The Red House | Buntingford | SG9 9AJ

**£1,600 Per Month**

Immaculately presented Grade II Listed penthouse apartment, with high specification finish, situated on Buntingford High Street, available fully furnished and with white goods. This property benefits from two double bedrooms, en-suite shower room and a luxury bathroom. There is a modern galley style kitchen with granite worktops and integrated appliances plus an open, split level living/dining area. Further features include gas central heating, exposed beams and wooden flooring. Externally there is allocated parking for two vehicles to the rear and a small communal garden. Sorry - NO PETS ! Available in July. An internal viewing is highly recommended !!

Holding Deposit : £369.00 - Dilapidation Deposit : £1845.00



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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## About Buntingford

Buntingford is the quintessential English market town that many of us dream about, but don't believe still exists. Widely regarded as a very special place to live, with its many charms appealing to everyone who discovers it, either for the first time or as highly contented 'locals', Buntingford doesn't try to please, it just does as a matter of course. It is the smallest town in Hertfordshire, situated in the north-east corner of the county on the banks of the River Rib and the Roman road of Ermine Street. As a result of its location, it grew as a desirable market town with buildings from medieval, Georgian and Victorian times lining the streets. Apparently, Queen Elizabeth I stayed in Buntingford, in a building now known as Bell House. Just up the High Street, The Angel Inn (now a dentist's surgery) was a staging post for coaches travelling from London to Cambridge. The name of the town is believed to originate from the Saxon chieftan or tribe 'Bunta'. Local attractions include Layston court gardens, a weekly market, library, two supermarkets, post office convenience store, restaurants, wine bar, a number of pubs, as well as a broad range of independent shops including two butchers and a cheese shop. There is also an annual classic car show and Xmas market. Perfectly placed on the A10 corridor, to the east of the M11, to the west of the A1(M), 21 miles south of Cambridge and just 30 minutes to London Liverpool Street from Ware train station, or 40 minutes to London Kings Cross from Royston train station. Beautiful, picturesque, quaint and bustling, with a thriving community, Buntingford offers the charm of rural country life alongside the amenities needed for modern day living.

## PROPERTY SPECIFICATIONS

### Main Front Door

Accessed via secure entryphone system, and leading into:

### Communal Hall

Carpeted stairs to second floor landing, with entrance door into:

### Hallway

Entryphone handset.

### Living Room

**18'3 x 10'0 (5.56m x 3.05m)**

Dual aspect window to side and rear.

### Dining Area

**14'7 x 10'5 (4.45m x 3.18m)**

### Kitchen

**14'7 x 5'0 (4.45m x 1.52m)**

Integrated Neff electric oven with extractor hood over. Integrated fridge, freezer, washer/dryer and dishwasher.

### Bedroom One

**17'7 x 11'7 (5.36m x 3.53m)**

Built-in storage cupboard. Bespoke fitted wardrobe

### Ensuite Shower Room

**9'4 x 4'4 (2.84m x 1.32m)**

### Bedroom Two

**13'11 x 12'8 (4.24m x 3.86m)**

Bespoke fitted wardrobe.

### Luxury Bathroom

**7'3 x 7'1 (2.21m x 2.16m)**

## EXTERNAL

### Allocated Parking

For two vehicles to rear of the property.

### Small Communal Garden

### Energy Performance Certificate

There is no requirement for an Energy Performance Certificate, as this property is Grade II Listed.

### Deposits

Holding deposit - £369.00

Dilapidation deposit - £1845.00

Council Tax is band 'B'

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. Measurements are approximate and are only intended to provide a guide.



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