



## **Watson House | Parker Drive | Buntingford | SG9 9GN**

**Asking Price £260,000**

Spacious second floor flat situated within walking distance of shops and schools. This property has recently been redecorated and offers accommodation to include two double bedrooms, large lounge diner, modern kitchen and bathroom with shower over bath. Further benefits include uPVC double glazing, gas fired central heating, loft space, residents parking and communal gardens. This leasehold property has 91 years remaining on the lease. **VIEWING HIGHLY RECOMMENDED !**



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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## Communal Entrance

Entrance phone offering intercom with remote voice, camera and door unlock leading to communal hallway with stairs up to communal landing. Entrance door to:

## Reception Hall

Radiator. Security entrance phone. Access to loft. Doors off.

## Lounge/Diner

### 17'5 x 12'5 (5.31m x 3.78m)

uPVC double glazed window to front and uPVC double glazed French doors to Juliet balcony with southerly aspect. Two radiators. Opening to:

## Kitchen

### 12'9 x 6'3 (3.89m x 1.91m)

uPVC double glazed window to side. Good range of wall & base units incorporating roll top work surfaces, drawers, soft close cupboards and stainless steel one & a half bowl sink unit with monobloc mixer tap over. LED under counter lighting. Integrated four ring gas hob with splashback & cooker hood above and electric oven/grill below. Space for freestanding fridge/freezer. Integrated washer/dryer. Inset LED aluminium downlighters. Ceramic floor tiles.

## Bedroom One

### 12'0 x 11'3 (3.66m x 3.43m)

uPVC double glazed window to rear. Radiator.

## Bedroom Two

### 11'3 x 9'5 (3.43m x 2.87m)

uPVC double glazed window to rear. Radiator. Cupboard containing combination boiler.

## Bathroom

### 7'10 x 3'10 (2.39m x 1.17m)

White suite comprising panel enclosed bath with shower over & shower screen, pedestal wash hand basin and low flush WC. Tiling to splashbacks. Ladder style radiator/towel rail combination. Ceramic floor tiles. Inset

LED aluminium downlighters. Wall mounted mirror with de-mister. Electric shaver point.

## EXTERNAL

## Communal Gardens

Mainly laid to lawn.

## Residents Parking

Parking exclusively for residents.

## Energy Performance Certificate

## Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
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