



iwestates.com



4, Rowland Hill Court Baldock Road, Buntingford;  
Hertfordshire, SG9 9BJ

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£1,200 Per Month

Two bedroom ground floor maisonette in the town centre of Buntingford, in walking distance to the town's local amenities with one allocated parking space with south facing communal garden.

Good size lounge

Two good size bedrooms

South facing communal garden

Allocated parking space

Furnished with White Goods

No pets due to lease conditions

No smokers

EPC Rating C

Council Tax Band C

Holding Deposit - (£276.00 equivalent to 1 weeks rent)

Deposit - £1384.00

Buntingford Lettings 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391

[bl@iwestates.com](mailto:bl@iwestates.com) | [www.iwestates.com](http://www.iwestates.com)

Approximate Gross Internal Area  
57.79 sq m / 622.04 sq ft

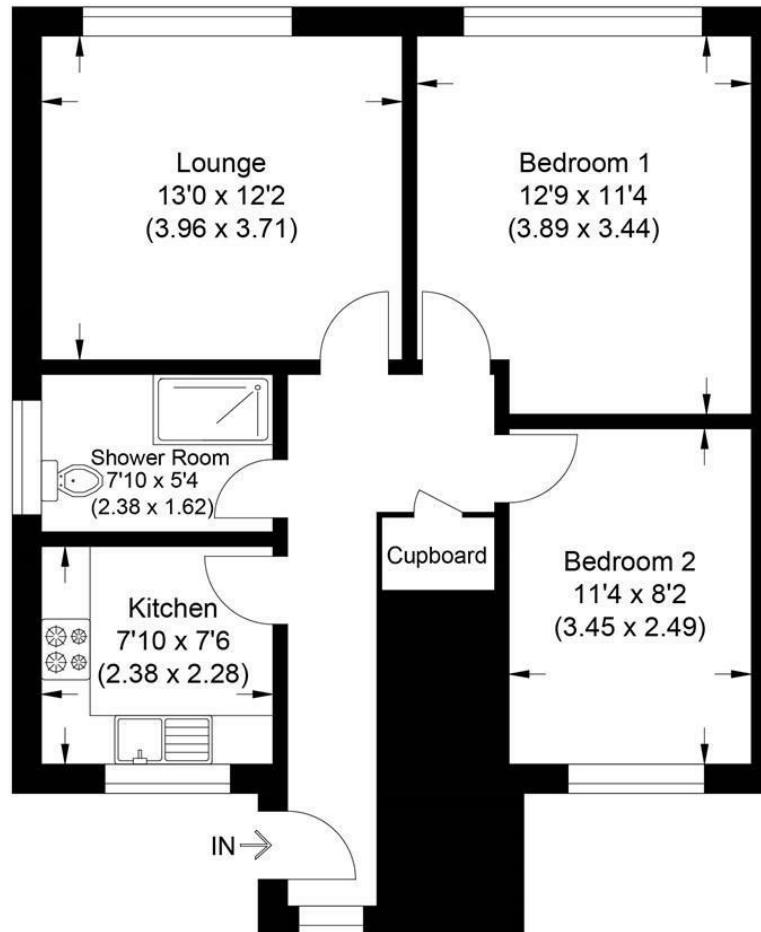
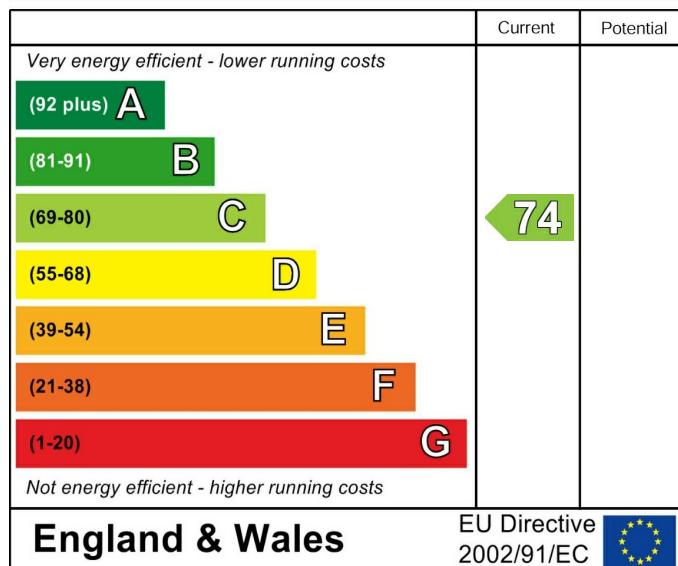


Illustration for identification purposes only, measurements are approximate, not to scale.

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

## Energy Efficiency Rating



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.









