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2 Rowland Hill Court, Baldock Road, Buntingford, SG9 9BJ

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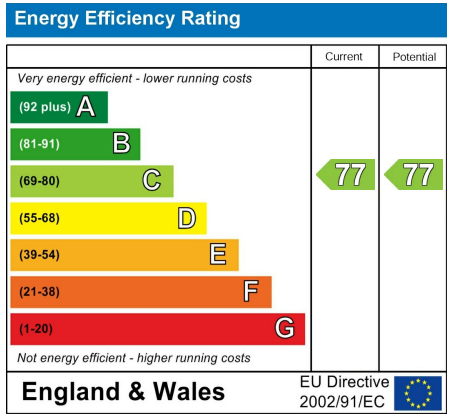
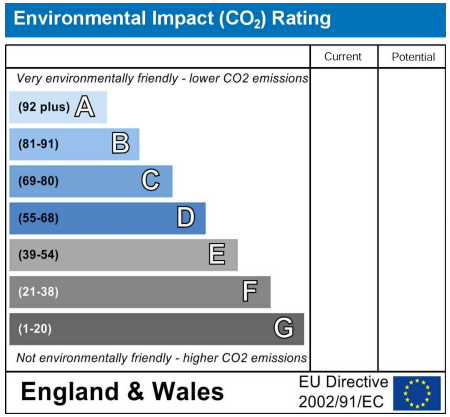
Price £248,000

EXTENDED LEASE! A fantastic opportunity to purchase a spacious two-bedroom first-floor maisonette, one of only four properties in this central development. Ideally positioned within level walking distance of the town's amenities, the property also benefits from allocated parking and access to a south-facing communal garden. Potential rental income £1,250 pcm. Rental yield 6.04%

- Two bedroom first floor maisonette
- Shower room with double length cubicle
- Good size lounge
- Parking space
- Easy walking distance to all amenities
- Attractive kitchen. Water softener.
- Communal garden
- Two double bedrooms
- Extended lease
- Potential rental income £1,250 pcm. Rental yield 6.04%

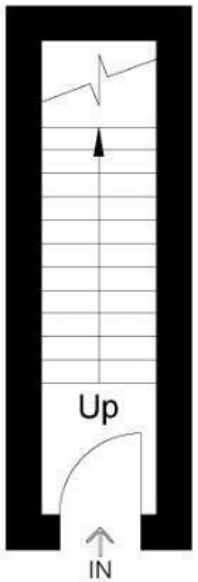
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



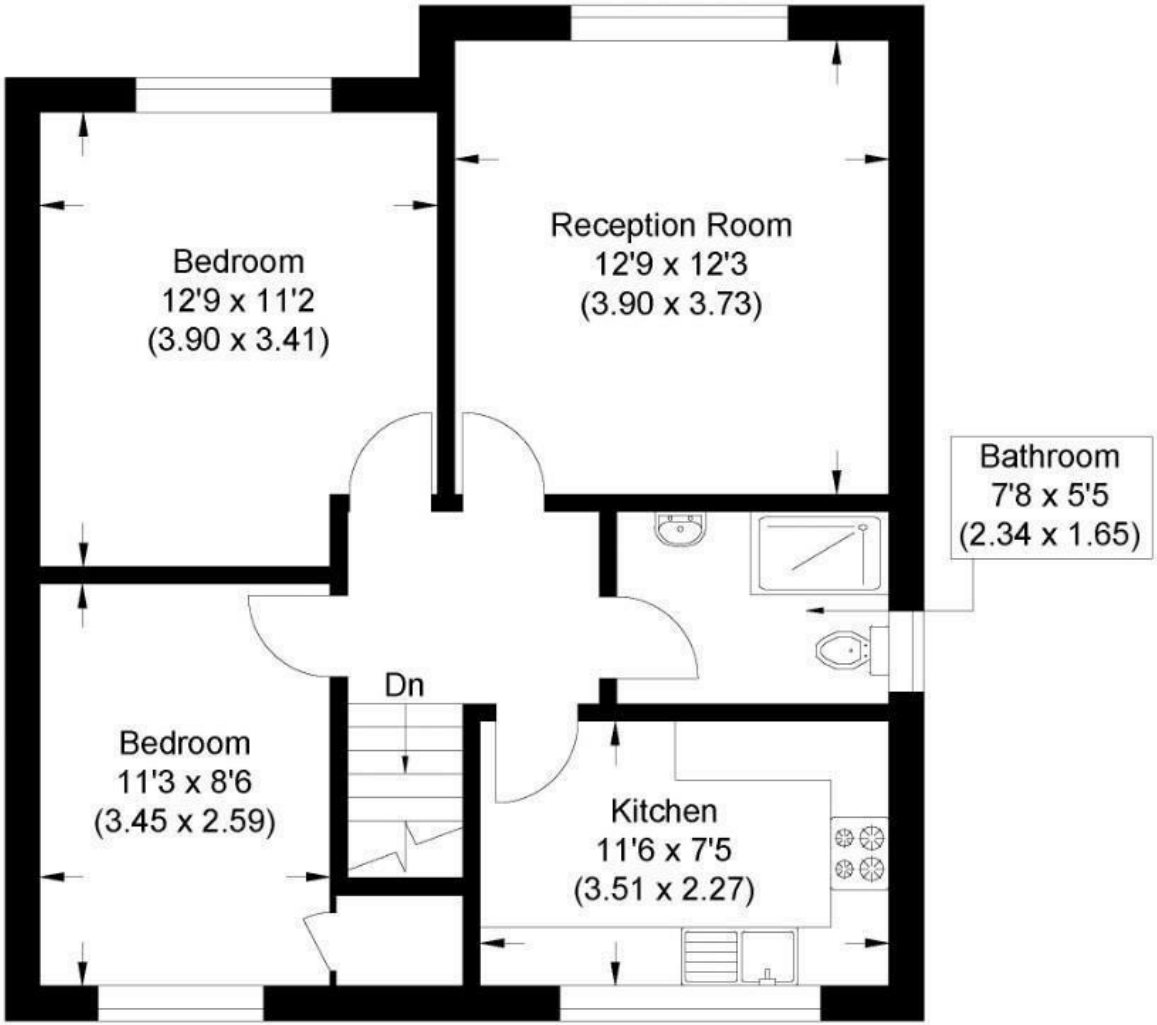


IW Estates 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391
buntingford@iwestates.com | www.iwestates.com

Approximate Gross Internal Area
61.02 sq m / 656.81 sq ft



Ground Floor



First Floor

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

Entrance Hall
Timber front door. Cupboard housing stop cock and electric meter. Stairs to maisonette.

Landing
Access to loft via loft ladder. Radiator. Doors to:

Reception Room
12'9" x 12'3"
Double glazed window to front. Coved ceiling. Radiator

Kitchen
11'6" x 7'5"
Oak effect fronted wall and base units with roll over work surfaces including breakfast bar. Electric hob with oven under and extractor above. Single basin, stainless steel sink unit with mixer taps. Plumbing for automatic washing machine. Built in water softener. Double glazed window to rear. Radiator. Gas fired 'Combi' boiler supplying hot water and central heating.

Bedroom One
12'9" x 11'2"
Double glazed. Window to front. Radiator. Fitted wardrobe.

Bedroom Two
11'3" x 8'6"
Built in mirrored double wardrobe plus a built in storage cupboard. Double glazed window to rear. Radiator.

Shower Room
7'8" x 5'5"
Double length shower cubicle with Aqualisa shower. Vanity wash hand basin. Low flush W/C. Tiled surrounds. Radiator. Double glazed window to side.

Outside

Communal Gardens
Communal gardens laid to lawn at rear.

Parking
Parking space for one vehicle.

Agents Note
Gas central heating.
Ground rent approx £90 per annum.
Residents collectively pay towards garden maintenance.
Leasehold. The lease is currently being extended.
Other charges: Buildings insurance circa £310 p.a. (per maisonette)
Gardening Services: £20 per visit. Brown bin £35.25 p.a.
Council tax band: C
Leasehold