



iwestates.com

8 Hills House Keen Avenue, Buntingford, SG9 9GT

8 Hills House Keen Avenue, Buntingford, SG9 9GT

Asking Price £250,000

- Beautifully presented and spacious second-floor apartment - CHAIN FREE!
- Exceptionally well maintained throughout
- Gas central heating and loft space
- Modern well-equipped kitchen
- Potential rental income £1,300 pcm. Yield 6.24%
- 241 years remaining on the lease
- Shutters fitted to every window
- Bright south-facing sitting room with Juliette balcony
- Two bedrooms, with ensuite to principal bedroom and fitted wardrobes to bedroom two
- Allocated parking, bike storage, entry phone access. Popular Buntingford location with easy access to the A10

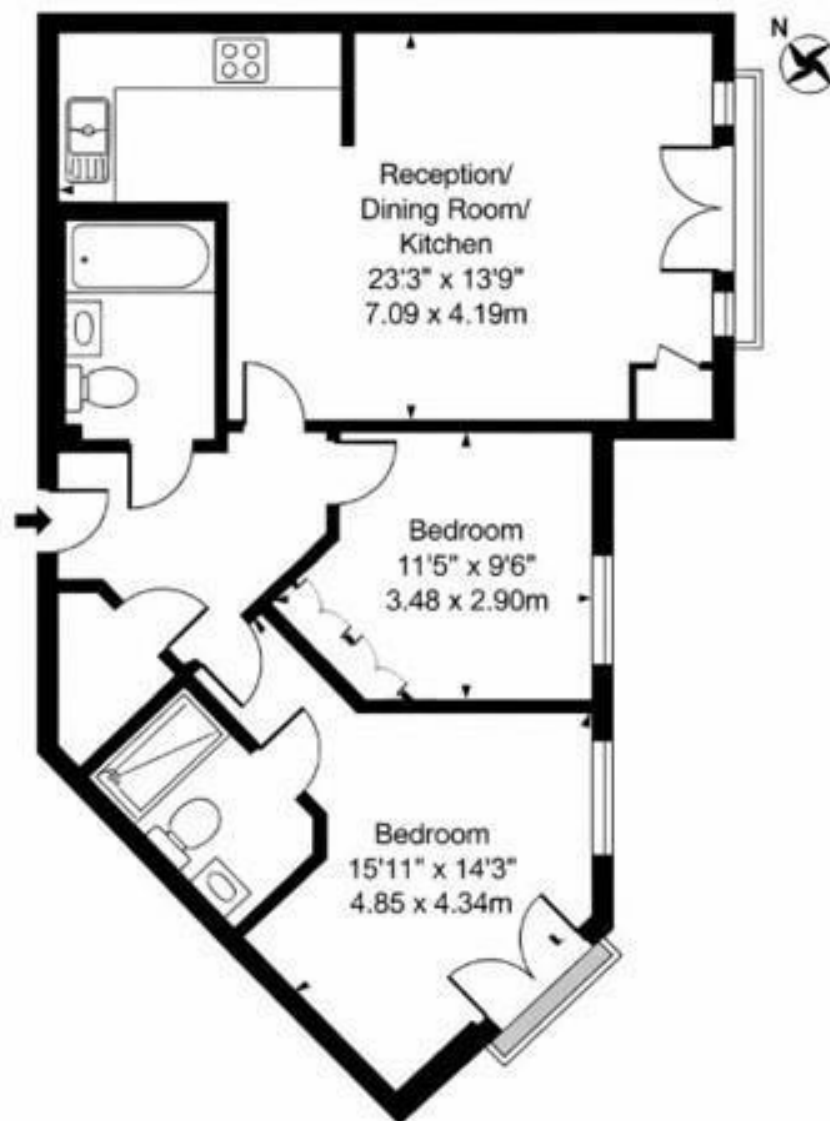
A beautifully presented and spacious second-floor apartment offering 241 years remaining on the lease. Exceptionally well maintained, the property has been enhanced with shutters to every window and benefits from gas central heating.

The accommodation includes a bright south-facing sitting room with storage cupboard, a modern well-equipped kitchen, and two well-proportioned bedrooms. The principal bedroom features an ensuite shower room, while bedroom two benefits from fitted wardrobes. There is also a large hallway storage cupboard, two Juliette balconies, and the added bonus of a loft space.

Further benefits include allocated parking, bike storage, and entry phone access. Located in a popular area of Buntingford with easy access to the A10, this luxury apartment is offered chain free. Potential rental income £1,300 pcm. Yield 6.24%.

Hills House

Approx. Gross Internal Area 679 Sq Ft - 63.08 Sq M



First Floor

For Illustration Purposes Only - Not To Scale



Communal Entrance Hall

Entry phone system. Stairs to first and second floor,

Hallway

Wood effect flooring. Loft access. Doors to:

Reception Room

Juliette balcony with full length shutters to southern aspect. Storage cupboard housing boiler. Radiator.

Kitchen

Comprising of wall and base level units in gloss white with laminate countertops over. Stainless steel sink and drainer with mono tap. Integrated washing machine. Built-in electric oven and hob with extractor over. Space for fridge/freezer. Tiled floor. Inset ceiling lights.

Bedroom One

Window with shutters and Juliette balcony with full length shutters to Southern aspect. Radiator. Door to:

EnSuite

Double length shower cubicle, white wash hand basin and low flush WC. Ladder style radiator/towel rail. Extractor fan.

Bedroom Two

Window to South aspect with shutters. Radiator. Fitted wardrobes.

Bathroom

White suite comprising panel enclosed bath with pedestal basin and low flush W/C. Tiling to splashbacks. Ladder style radiator/towel rail. Ceramic floor tiles.

Parking

Allocated parking for one vehicle to the rear plus visitor parking bays.

Agents Note

Service charge £1476.99 p.a.

Ground rent £467.96 p.a.

Locked bike storage.

CHAIN FREE

