

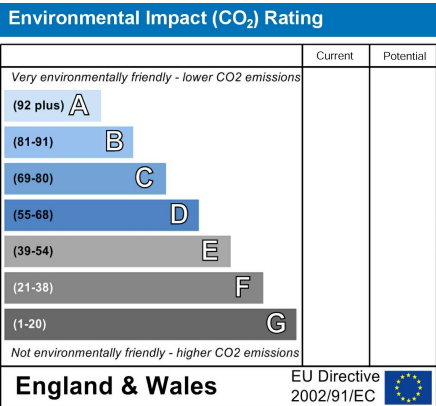
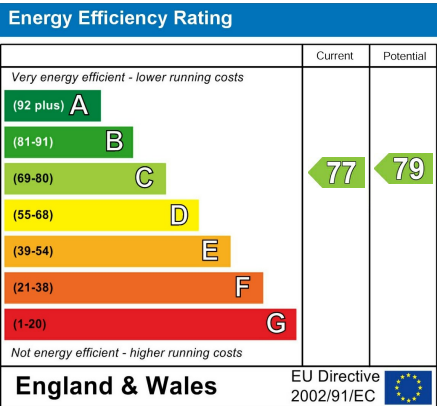


236 Linden Court, Buntingford, Hertfordshire, SG9 9EP

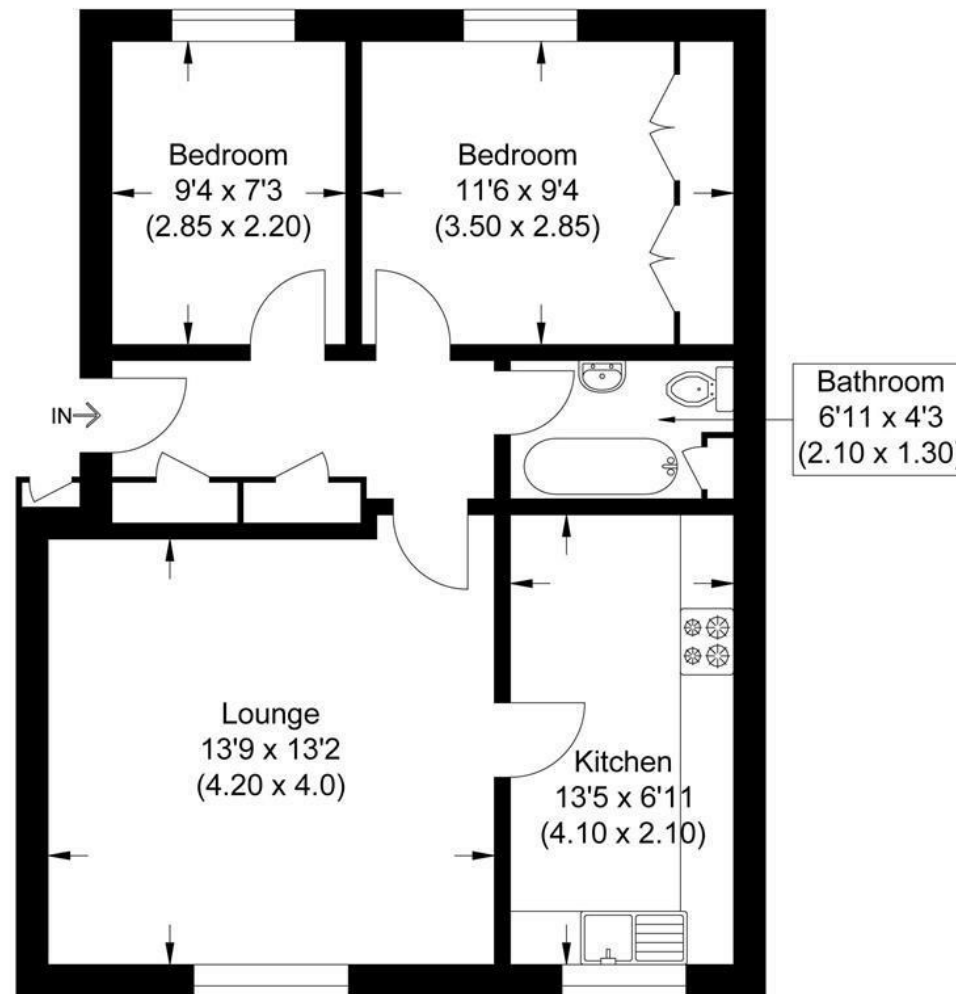
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Price £240,000

- Two bedroom first floor apartment spanning 568 sqft
- Good size kitchen
- Allocated parking and visitor bays
- Potential buy to let
- 997 year lease
- Bright and spacious lounge
- Bedroom one with fitted wardrobes
- Town centre location
- Potential rental income £1,150pcm. Yield 5.75%
- Perfect for first time buyers



Approximate Gross Internal Area
52.80 sq m / 568.33 sq ft



Ground Floor

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

Entrance

Communal entrance hall with entry keypad.

Storage

Storage to the right hand side of the apartments front door.

Entrance Hall

Timber front door. Wood effect flooring. Radiator with cover. Two large storage cupboards with light, shelving and hanging rails. Doors leading to:

Lounge

Wood effect flooring. Radiator with cover. Window to rear aspect. Inset ceiling lights.

Kitchen

A range of gloss white wall and base level units with complementary worktops over and tiled splash backs. Stainless steel sink. Integrated electric oven and hob with extractor fan over. Space for washer/dryer. Space for fridge/freezer. Cupboard housing boiler. Window to rear aspect.

Bedroom One

Fitted with wall to wall sliding door wardrobes. Window to front aspect. Radiator.

Bedroom Two

Radiator. Window to front aspect.

Bathroom

Comprising of panel bath and shower over. Pedestal wash hand basin. Low level flush w/c. Inset ceiling lights. Extractor fan. Built in storage cupboard.

Outside

To the side of the apartment block there is a gate with keypad for entrance.

Parking

Allocated parking for one vehicle plus visitors parking bays.

Agents Note

Lease 999 years from 2020

Service charge £70pcm covers general maintenance, window cleaning and buildings insurance.

No ground rent.







