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

£210,000

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Fixed Asking Price £210,000

Situated in the popular market town of Buntingford, this well-presented first-floor maisonette at Rowland Hill Court offers an appealing combination of comfortable living and everyday convenience.

Thoughtfully arranged to make the most of the available space, the accommodation is light and welcoming, comprising a generous living room, two well-proportioned bedrooms, a fitted kitchen and a bathroom.

Further benefits include allocated parking for one vehicle, adding to the practicality of this home.

Conveniently positioned on Baldock Road, the property is ideally placed for access to Buntingford's range of local amenities, shops, schools and transport links, making it an excellent choice for both first-time buyers and investors alike.

Lease Extension: The lease extension is already in place, with all associated legal documentation prepared. This will be completed upon sale of the property, with the purchaser responsible for the cost of £30,000.

Of particular interest to investors, the property offers a potential rental income of £1,250 per calendar month, equating to an attractive gross rental yield of approximately 6.04%.

An excellent opportunity to acquire a conveniently located property in this sought-after Hertfordshire market town, whether as a first home or an investment purchase.

- Two bedroom first floor maisonette
- Shower room with double length cubicle
- Good size lounge
- Parking space
- Purchaser will be required to pay for the lease extension at a cost of £30,000.
- Attractive kitchen. Water softener.
- Communal garden
- Two double bedrooms
- Lease extension, including all legal documents, in place upon completion.
- Easy access to all amenities.

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Approximate Gross Internal Area
61.02 sq m / 656.81 sq ft

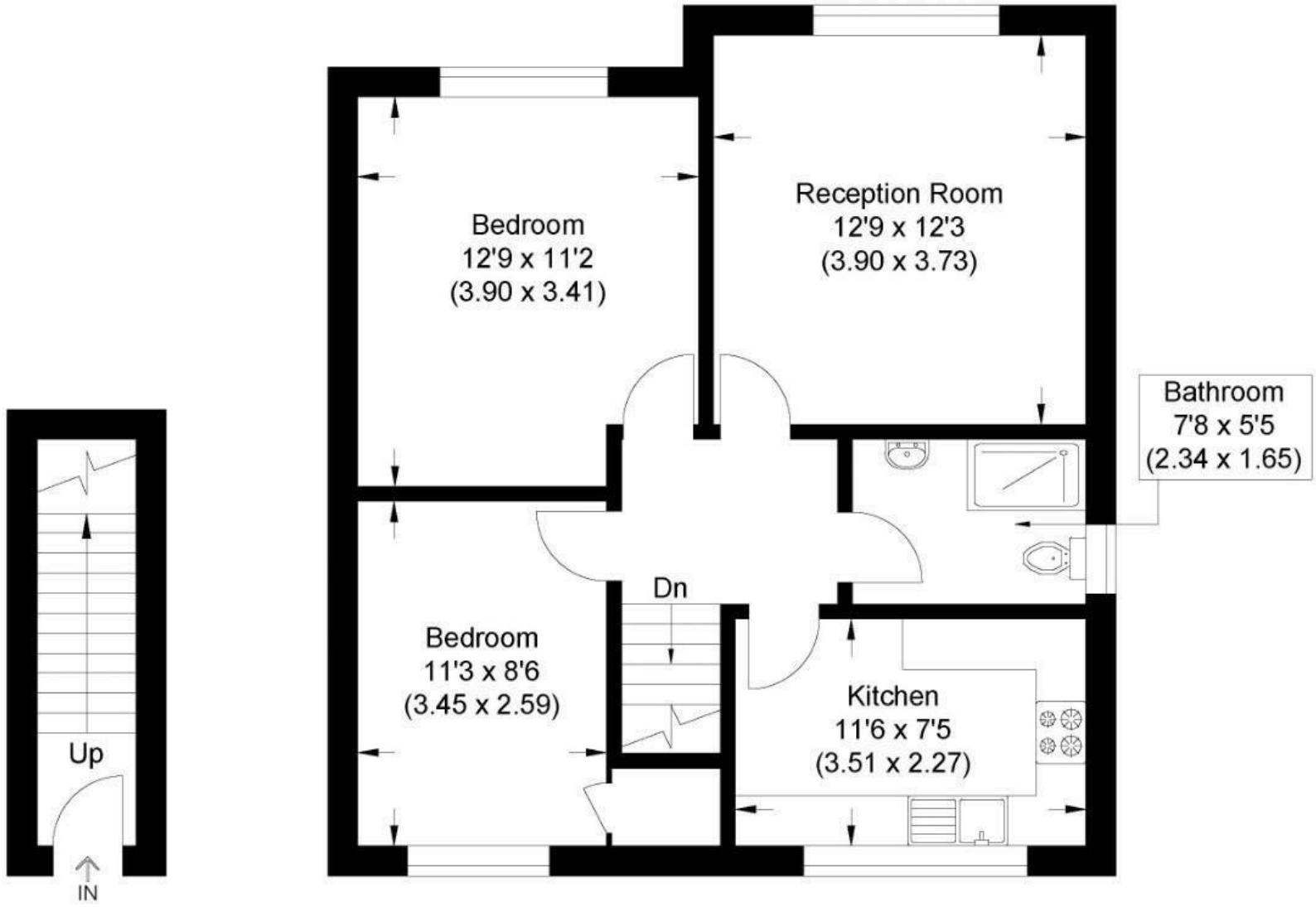


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

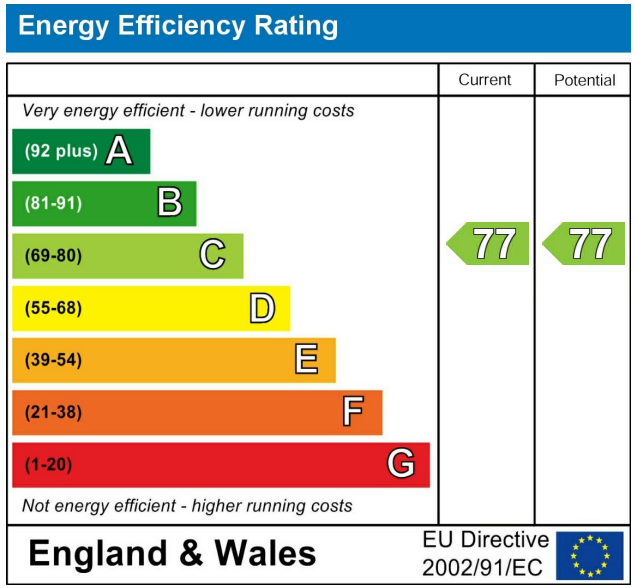
Shower Room
7'8" x 5'5"
Double length shower cubicle with Aqualisa shower. Vanity wash hand basin. Low flush W/C. Tiled surrounds. Radiator. Double glazed window to side.

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
Lease extension, including all legal documents, in place upon completion of the sale of the property.
Purchaser will be required to pay for the lease extension at a cost of £30,000.
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



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 network of IWestates estate agents.














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