



Hills House, Keen Avenue, Buntingford, SG9 9GT

welcome to

Hills House, Keen Avenue, Buntingford

A particularly spacious and immaculately presented two double bedroom top-floor apartment with fitted kitchen/diner, lounge and two bathrooms. With allocated parking and within a sought-after development, this property should be viewed at the earliest opportunity.



Front Door

Door to communal entrance hall, stairs off to first and second floor landings. Door to entrance hall.

Entrance Hall

Spacious hall with built-in storage cupboard and double glazed window to rear.

Lounge

15' 2" x 9' 6" (4.62m x 2.90m)

Dual aspect room with radiator, double glazed window to side and double glazed double doors to Juliet balcony.

Kitchen/ Diner

11' 2" x 9' 9" (3.40m x 2.97m)

Lovely fitted kitchen comprising built-in oven and hob with extractor over, sink with mixer taps and work surface surrounds, range of base and wall units, radiator, double glazed window to front.

Bedroom One

14' 1" x 8' 4" (4.29m x 2.54m)

Radiator, double glazed window to rear, door to en-suite.

En-Suite

Suite comprising large shower cubicle, low-flush WC, wash hand basin, towel radiator, double glazed window to rear.

Bedroom Two

11' 2" x 11' (3.40m x 3.35m)

Radiator, double glazed window to front, door to Jack & Jill bathroom.

Jack & Jill Bathroom

Panelled bath, low-flush WC, wash hand basin, towel radiator.

**Outside
Parking**

Allocated parking space.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Hills House, Keen Avenue, Buntingford

- Top-floor apartment located in a highly sought-after location.
- Two double bedrooms with en-suite to master.
- Fitted kitchen/diner..
- Spacious lounge.
- Allocated car parking.

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1167.00

Ground Rent: 466.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 24 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110335 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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