



7 Pegram Drive, Buntingford, Hertfordshire. SG9 9XB





2 Bedroom Apartment £325,000 Leasehold

An exciting opportunity to purchase this almost new two bedroom, first floor apartment. The property is in immaculate condition throughout and has 10 years remaining on its NHBC warranty. Early viewing is highly recommended to avoid disappointment.

- Two bedrooms
- First floor
- 10 years NHBC
- Allocated parking
- New development
- Double glazed
- Gas central heating
- 900+ year lease
- Viewing recommended
- EPC rating B. Council tax band C

First Floor

Open Plan Kitchen/Diner:

Abt. 18' 0" x 18' 0" (5.49m x 5.49m) Kitchen area, wall and base units, single stainless steel sink and drainer, over, hob and extractor hood. Integrated dishwasher and washing machine. Integrated fridge freezer, double glazed window to side and rear aspect. 2X radiators. Half carpet and half tiled flooring.

Bedroom One:

Abt. 13' 7" x 9' 2" (4.14m x 2.79m) Double glazed window to front aspect. Radiator. Fitted carpet.

Bedroom Two:

Abt. 12' 0" x 11' 7" (3.66m x 3.53m) Double glazed window to side aspect. Radiator. Fitted carpet.

Bathroom:

Panelled bath, low level WC, pedestal wash hand basin, heated towel rail, double glazed window to side aspect. Tiled floor.

Outside

Grounds:

Communal grounds with access to shed. 2no allocated parking spaces.

Agents Note:

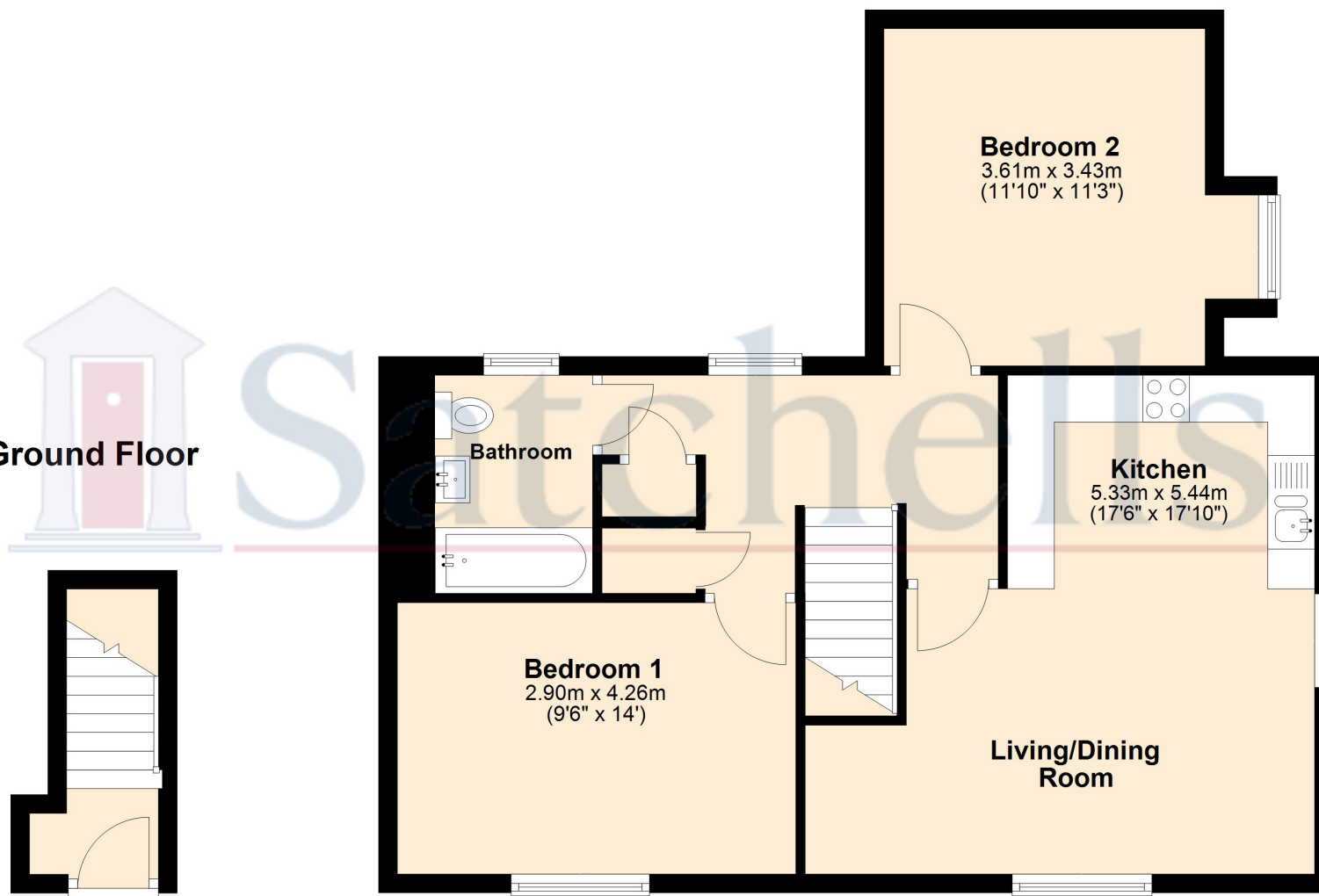
Draft particulars yet to be approved by vendor and maybe subject to change.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

First Floor

Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.