



PUTTERILLS

est. 1992

7 Hamels Mansions, Hamels Park, Buntingford, SG9 9NA

Guide price £575,000

A stunning first floor luxury apartment forming part of this magnificent stately home

Hamels Mansion is a beautiful stately home dating back to 16th Century. Throughout its illustrious history it has been home to families, aristocracy and most recently the offices of Leach Homes.

Hamels Mansion provides a unique opportunity for country living within a few minutes of bustling city life. With the outstanding beauty of the East Herts Golf Course surrounding the mansion and its Breath taking views over the countryside.

The Mansion itself is developed to only the most exacting standards, with luxurious Travertino marble finishes. Period features are in abundance. For those of the more technologically minded, each apartment will come wired for a number of AV connections, with remote access CCTV installed as standard for security and peace of mind.

Stevenage 18 miles (26 minutes to London King's Cross), Ware 8 miles (48 minutes to London Liverpool Street), Bishop's Stortford 9 miles (38 minutes to London Liverpool Street), London Stansted Airport 14 miles.

OPEN PLAN LIVING/KITCHEN 20'8" x 20'4" (6.30m x 6.20m)

BEDROOM ONE 16'1" x 14'10" (4.90m x 4.52m)

BEDROOM TWO 15'7" x 9'7" (4.75m x 2.92m)

EN-SUITE

BATHROOM

TENURE

We are advised by our client that this property is:

Leasehold

The main lease for 999 years runs from end September 2015

Service charges are approximately £22k per annum for the whole building apportioned to the apartments based on the size (this equates to less than a third of 1 percent of the value of the flats) with a sum contained in that figure for the ground rent and towards

the sinking fund.

This information should be clarified by your legal representative.

EPC

EER: tbc

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.



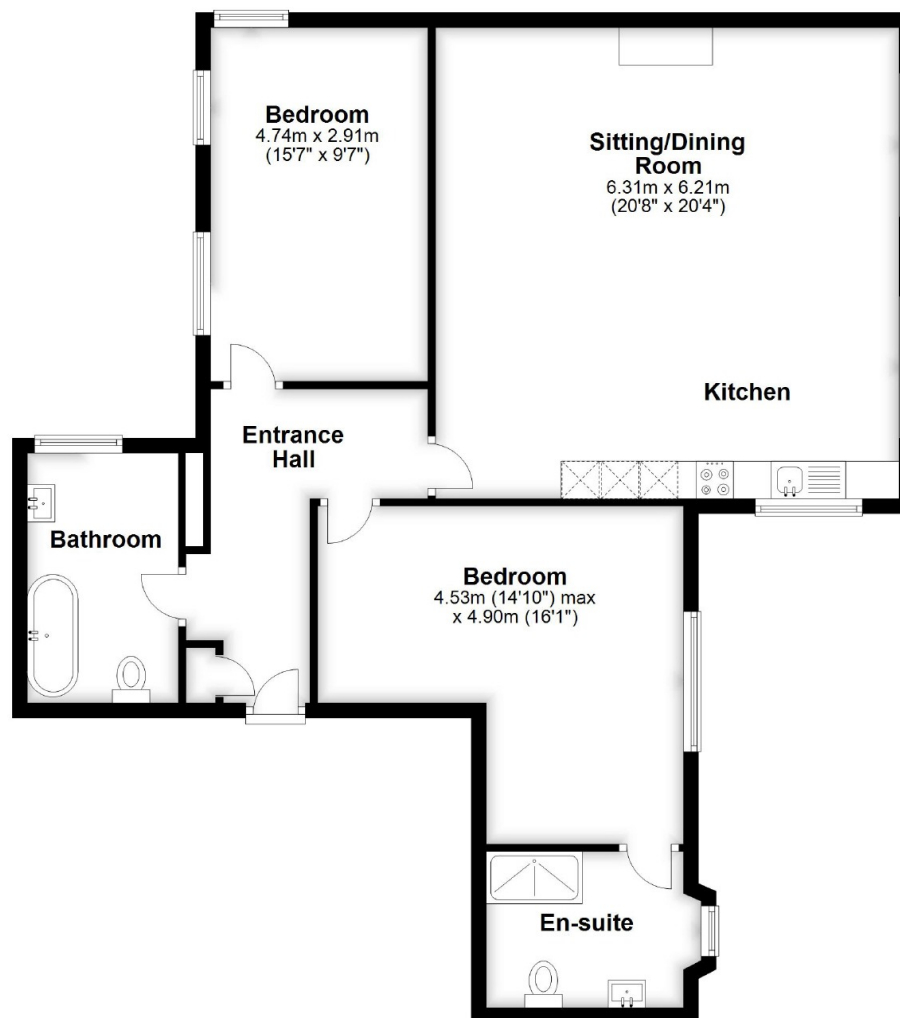






First Floor

Approx. 94.7 sq. metres (1019.7 sq. feet)



Total area: approx. 94.7 sq. metres (1019.7 sq. feet)



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