



**Oliver  
Minton**  
*Sales & Lettings*

**12, Cambridge Court, Cambridge Road,  
Puckeridge, Ware**

**SG11 1SB**

**Price Guide £220,000**

GREAT FIRST TIME BUY. First floor one bedroom apartment located in this popular secluded development close to the Puckeridge High Street facilities. There is an entry phone system, allocated parking space and further visitors parking bays and communal gardens. Accommodation comprises hall, double bedroom, open plan living room/fitted kitchen and bathroom. Puckeridge & Standon offer a variety of local shops, pubs and an excellent farmshop, whilst Stansted airport is approximately 20 minutes away and the A10 dual carriageway provides direct access to Ware, Hertford and the M25.





### **COMMUNAL ENTRANCE**

Communal entrance door with entryphone system. Stairs to first floor.

### **HALLWAY**

Solid door leading into hallway. Doors to all rooms. Door to built in airing cupboard housing hot water cylinder. Wood effect laminate flooring.

### **OPEN PLAN:**

### **LIVING ROOM 4.67m x 3.78m (15'4 x 12'5)**

Double glazed window to rear. Wood effect laminate floor.

### **KITCHEN 3.53m x 2.46m (11'7 x 8'1)**

Fitted with a range of base units with work surfaces, tiled splashbacks and sink. Integrated electric oven and hob. Space for fridge/freezer and washing machine.



### **DOUBLE MASTER BEDROOM 4.67m x 2.74m (15'4 x 9'0)**

Double glazed window to front. Fitted carpet. Electric heater.

### **BATHROOM**

Fitted white suite comprising panel enclosed bath with hand held shower above with glass shower screen. Extractor fan. Heated towel rail.

### **COMMUNAL GARDENS**

There are attractive, well maintained communal gardens to the side and rear of the apartments.

### **ALLOCATED PARKING**

There is an allocated parking bay and further visitor parking spaces.

### **SERVICES**

Main services are connected with mains water, sewerage and electric.

### **LEASE INFORMATION AND CHARGES**

Lease length: 106 years remaining

Ground rent: £250 Per annum

Service Charge: approx £1500 Per annum



### **MORTGAGE ADVICE**

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616



**Tenure:** Leasehold

**Council Tax Band:** B

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

**Email:** puckeridge@oliverminton.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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