



**Oliver  
Minton**  
*Sales & Lettings*

**25 Cambridge Court, Cambridge Road,  
Puckeridge**

**SG11 1SB**

**Guide Price £230,000**

First floor one bedroom apartment located in this popular secluded development close to the Puckeridge High Street facilities. Benefitting from an allocated parking space, further visitor parking, the accommodation comprises; communal front door with speaker entry system, entrance hallway, spacious living/dining room, fitted kitchen, generous double bedroom and bathroom. There is double glazing and electric heating. Puckeridge & Standon offer a variety of local shops, pubs, an excellent Farm Shop, 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**

Doors to all rooms. Door to built-in airing cupboard housing hot water cylinder. Wall-mounted entry phone handset.

### **Lounge/Dining Room 4.72 x 4.04 (15'5" x 13'3")**

Double glazed window to side. Wall mounted electric panel heater. Telephone points, TV, Radio and Satellite points.



### **Kitchen 3.57 x 1.93 (11'8" x 6'3")**

Modern fitted range of wall and base units with concealed lighting over work surfaces incorporating single drainer sink unit with mixer tap. Built-in electric hob with electric oven/grill and extractor unit above. Integrated washing machine. Space for fridge/freezer.





### **Double Bedroom 3.8 x 2.97 (12'5" x 9'8")**

Double glazed window to side. Wall mounted electric panel heater.

### **Bathroom 2.38 x 1.83 (7'9" x 6'0")**

White suite comprising panelled bath with shower attachment and shower screen. Low level flush WC, pedestal hand basin. Extractor fan, shaver point and electric heated towel rail. Part tiled walls.

## **EXTERIOR**

### **Communal Gardens**

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

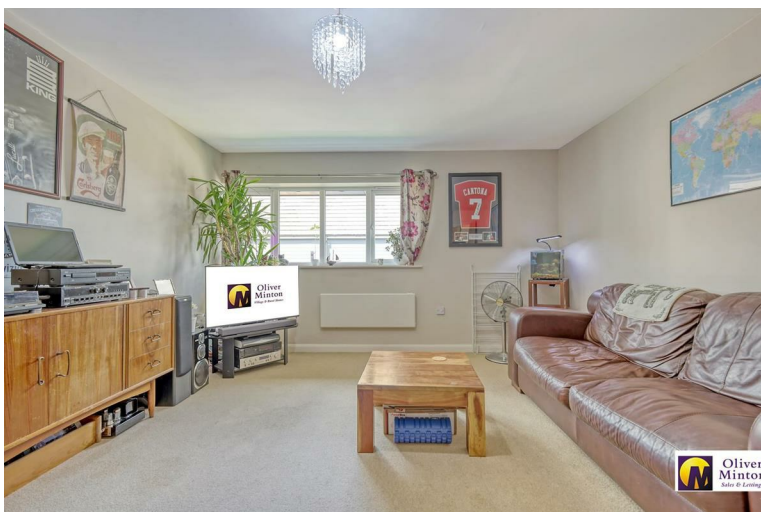
### **Parking**

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

## **AGENTS' NOTES**

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

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



## **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

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenure:** Leasehold

**Council Tax Band:** B

**Viewing Arrangements:**

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

**01920 412600**

**Email:** sales@oliverminton.com

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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