



**Oliver
Minton**
Sales & Lettings

**40 Clements Close,
Puckeridge**

Herts SG11 1DE

50% Shared Ownership £125,000

A rarely available 50% SHARED OWNERSHIP opportunity on this excellent 2 bedroom ground floor apartment, in this popular development within close walking distance of the Puckeridge High Street amenities and nearby attractive countryside. Features include entryphone system, spacious hallway, 2 bedrooms, modern fitted kitchen and bathroom, attractive living room, gas heating to radiators, uPVC double glazing, allocated parking and communal gardens.





Communal Entrance Hall

Main entrance door with entry phone system. Communal hallway and private front door on Ground Floor to:

SPACIOUS HALLWAY

Wood laminate floor. Radiator. Wall mounted entry phone handset. Cupboard housing ventilation system. Double-glazed window. Door to built in storage cupboard.

LIVING ROOM 4.82 x 2.99 (15'9" x 9'9")

Wood laminate floor. Dual aspect double-glazed windows. Radiator. Door to Kitchen.

KITCHEN 3.86 x 1.89 (12'7" x 6'2")

Double glazed window to rear. Range of fitted wall and base units with work surfaces incorporating sink unit. Built in gas hob with electric oven below and extractor hood above. Plumbing for washing machine. Recess for fridge/freezer. Part tiled walls. Inset ceiling lights. Cupboard housing gas fired boiler.



BEDROOM ONE 3.72 x 3.29 (12'2" x 10'9")

Double glazed window.

BEDROOM TWO 3.73 x 2.15 (12'2" x 7'0")

Double glazed window. Radiator.

BATHROOM 2.47 x 1.78 (8'1" x 5'10")

Modern white suite comprising bath with shower above and glazed shower screen, WC and wash hand basin. Double glazed obscure window. Heated towel rail.

OUTSIDE

ALLOCATED PARKING

Allocated parking bay for one car, plus additional visitor parking bays.

COMMUNAL GARDENS

To the rear of the building.

AGENTS NOTE

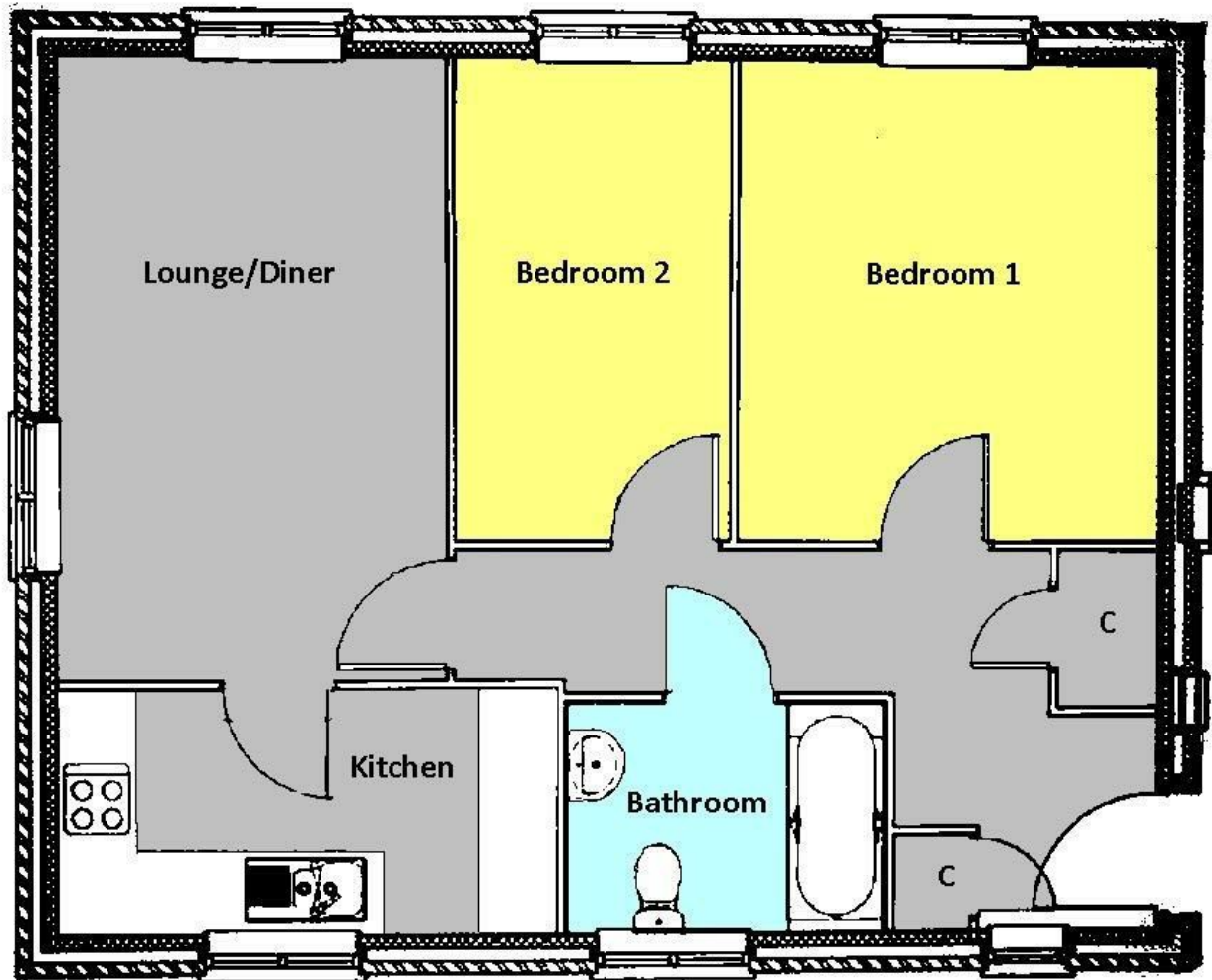
Lease - 99 years from 2014 (91 years remaining)

Monthly Charges - Rent £280.13 // Service Charge £112 (including estate charge) / Insurance Charge £8.64 / Management Fee £23.33 / Reserve Fund £23.62. Total (EXCLUDING RENT) - £167.59



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: C

Viewing Arrangements:


Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.