



**Oliver
Minton**
Sales & Lettings

**22 Cambridge Court Cambridge Road,
Puckeridge**

Ware SG11 1SB

Guide Price £235,000

GREAT FIRST TIME BUY. This well-presented first floor apartment forms part of this attractive and peaceful complex set back from the road. There is an entry phone system, allocated parking, further visitors parking bays and communal gardens. Accommodation comprises hall, double bedroom, an open-plan living room/fitted kitchen and modern 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.





HALLWAY 3.12 max x 2.64 max

Solid door leading into hallway with cupboard housing hot water cylinder. Entryphone system. Fitted carpet.

OPEN PLAN:

LIVING ROOM / DINER 4.67 x 4.37 (15'4" x 14'4")

Double glazed window to rear. Fitted carpet. Electric radiator. Opening into:

KITCHEN 3.48 x 1.80 (11'5" x 5'11")

Fitted with a range of wall and base units with work surfaces and sink. Integrated electric oven and hob with overhead extractor fan. Space for fridge/freezer and washing machine.

DOUBLE MASTER BEDROOM 4.67 x 2.74 (15'4" x 9'0")

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



BATHROOM 2.36 x 1.73 (7'9" x 5'8")

Fitted white suite comprising panel enclosed bath with shower head over and hand held with glass shower screen. Extractor fan. Heated chrome 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

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

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

LEASE INFORMATION AND CHARGES

Lease length: 106 years remaining

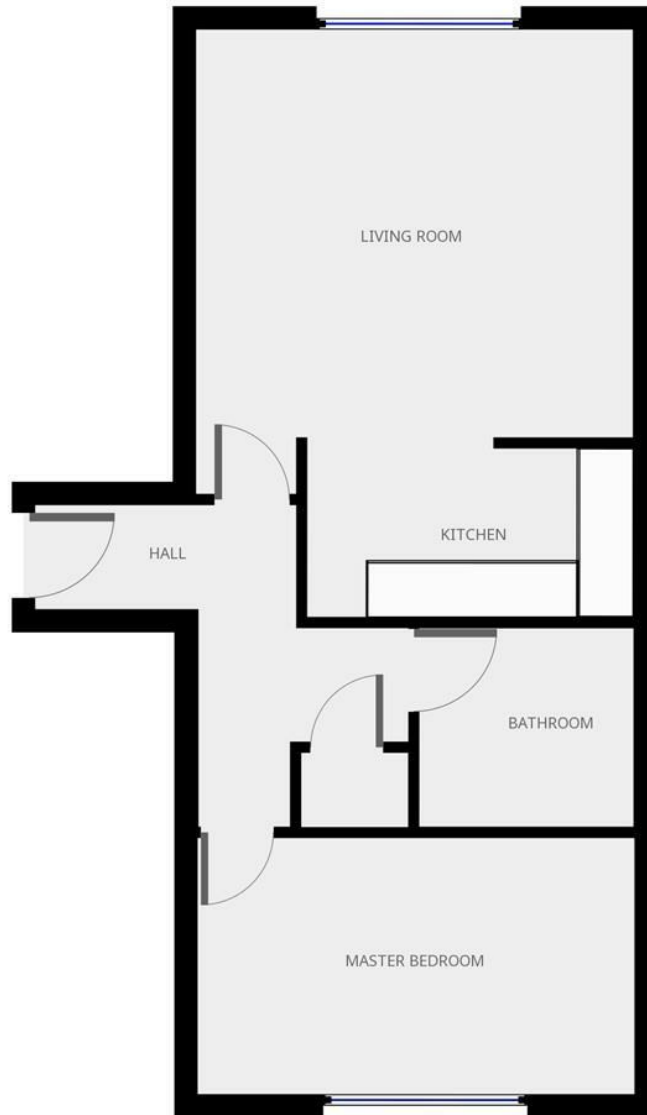
Ground rent: £250 Per annum

Service charge: approx. £1000 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:

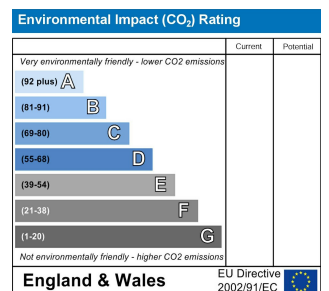
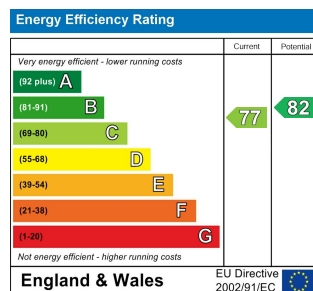
Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com



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.