



**Oliver
Minton**
Sales & Lettings

**16 Cambridge Court,
Puckeridge**

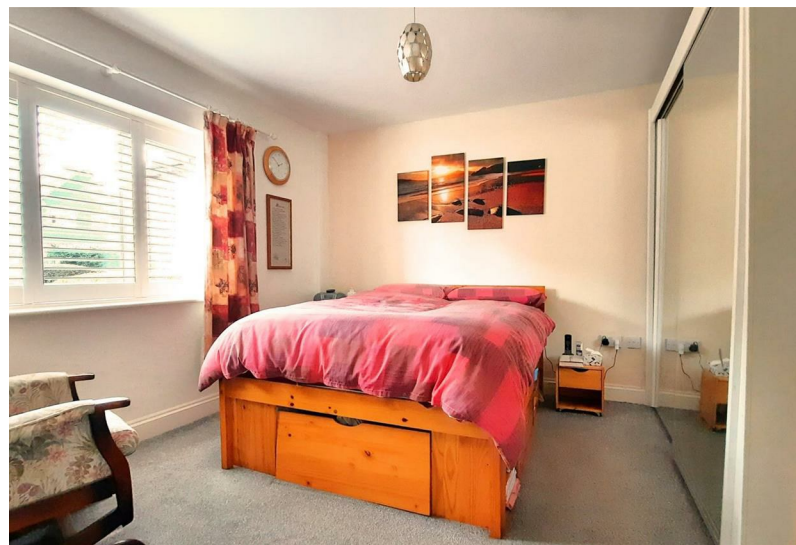
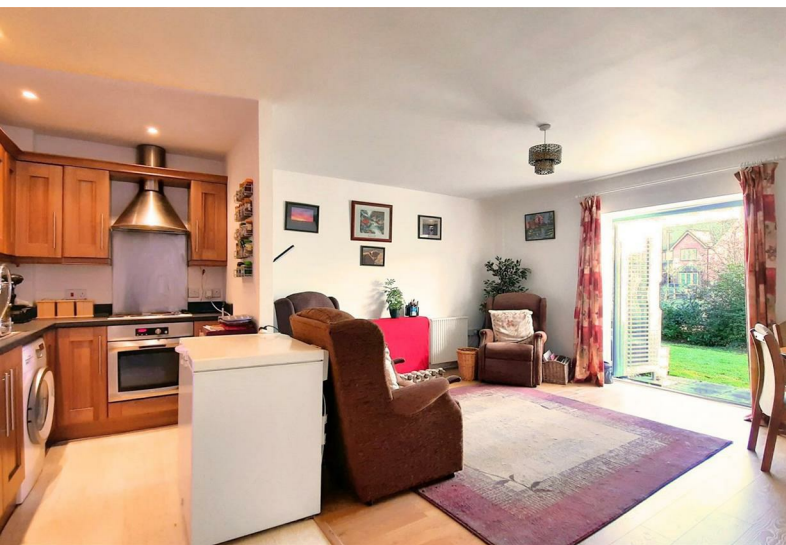
Herts SG11 1SB

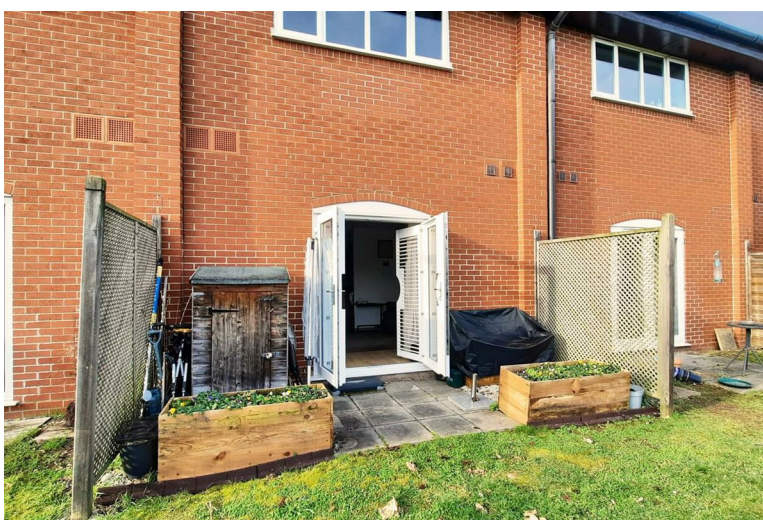
£1,000 Per Month

An excellent and RARELY AVAILABLE one bedroom GROUND FLOOR APARTMENT with direct access from the living room to a private patio area forming part of the communal gardens. Well appointed in this popular small development on the southern edge of the village, the current owner has carried out a programme of improvements to include the installation of 'Fischer' thermostatically controlled electric radiators, new Upvc double glazing with bespoke shutter blinds to the windows and a new modern shower room. The accommodation in brief offers: Own private front door to a spacious hallway, open plan living/dining and kitchen area, generous double bedroom and shower room. There is an allocated parking bay close to the front door and further visitor parking spaces.

Puckeridge & Standon offer a variety of local shops, pubs and an excellent Farm Shop.

The A10 dual carriageway provides direct access to Ware, Hertford and the M25 whilst Stansted Airport is approximately 20 minutes away by road.





Accommodation

Private Upvc front door with glazed insert opening to:

Spacious Hallway

Electric radiator. Wood laminate floor. Door to airing cupboard housing pre-lagged hot water cylinder.

Bedroom 3.61m x 3.45m (11'10" x 11'3")

Upvc double glazed window to front with bespoke shutter blinds. Large built-in mirror fronted, sliding door wardrobe cupboards. Electric radiator.

Shower Room

Re-fitted with a new modern suite. Fully tiled walk-in shower with glazed screen. Pedestal wash hand basin with tiled splash-back. Low level w.c. Wall mounted vanity mirror with curtesy light over. Extractor fan. Electric radiator/towel rail. Tiled floor.

Living/Dining/Kitchen Space

Light and airy open plan room with distinct areas.



Kitchen Area 3.46m x 1.81m (11'4" x 5'11")

Fitted with a range of wall and base units with complimentary work surfaces over and matching up-risers. Inset stainless steel sink and drainer. Built-in electric oven/grill. Four ring hob with brushed steel splashback and matching extractor canopy. Inset down-lighting.

Living/Dining Area 4.75m x 3.85m (15'7" x 12'7")

Plus Entrance area. Wood laminate floor. Upvc double doors opening to a patio area and communal garden and fitted with bespoke shutter binds. Two electric radiators.



Exterior

The property benefits from an allocated parking space located close to the front door and there are further visitors spaces.

Communal Garden

To the immediate rear of the flat, forming part of the communal garden but with a private feel, there is a small paved patio area, a lovely place to sit and enjoy the outside. The current owner has wooden planters and a small timber garden shed there.



Services

Mains services are connected: mains water, sewerage, electric. Electric heating. 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
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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.
Made with Metropix ©2023

Tenure:

Council Tax Band: B

Viewing Arrangements:

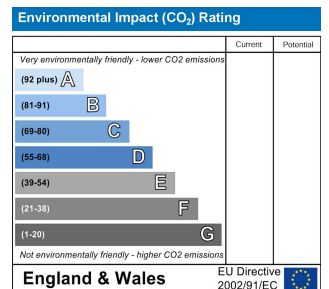
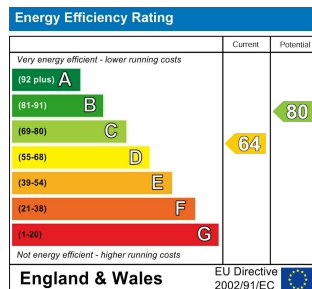
Strictly by appointment

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.