



**Oliver  
Minton**  
*Sales & Lettings*

**21 Standon Mill, Kents Lane,  
Standon**

**Hertfordshire SG11 1PT**

**Offers Over £250,000**

Being sold 'Chain Free', we are delighted to offer this superb, spacious one bedroom first floor apartment which benefits from features including a long lease and allocated parking and is situated to the rear of the main building and is one of 2 apartments located above the car port structure. A stylish 'loft style' apartment in this wonderful riverside mill conversion, tucked away, yet just a short stroll from the picturesque Standon village High Street and the wonderful surrounding countryside.





### ENTRANCE

Stairs leading up to shared landing and private front door opening to:

### SUPERB OPEN-PLAN LIVING ROOM / KITCHEN 7.92m + door recess x 4.32m (26'0 + door recess x 14'2)

A wonderful spacious room, great for entertaining. 2 double glazed windows, with fitted blinds, overlooking communal gardens and river. 2 radiators. Wood laminate flooring. Doors to Bathroom & Bedroom and walk-in Utility cupboard with plumbing for washing machine, power and light connected and housing wall-mounted 'Potterton' gas fired boiler.

### FITTED KITCHEN AREA

Fitted drawer and base units. Work surfaces incorporating sink unit. Built-in gas hob, electric oven and extractor hood. Integrated fridge and integrated slimline dishwasher.

### BATHROOM 2.34m x 1.52m (7'8 x 5'0)

Large tiled shower area with glazed shower screen and wall-mounted shower. WC. Wash hand basin. Chrome heated towel rail. Extractor fan. Shaver point. Ceramic tiled floor.



## **DOUBLE BEDROOM 3.71m x 3.25m (12'2 x 10'8)**

Double glazed window to front overlooking communal gardens and river. Radiator. High ceiling. Extensive range of built-in double wardrobes.

## **OUTSIDE**

### **ALLOCATED PARKING SPACE**

There is allocated parking for one car and further visitor parking.

### **ATTRACTIVE COMMUNAL GARDENS**

Standon Mill residents enjoy the use of the delightful communal gardens that overlook and adjoin the River Rib.

### **TENURE & CHARGES**

Lease - 175 years from 2004

Ground Rent - £175.00

Service Charge - £1,727

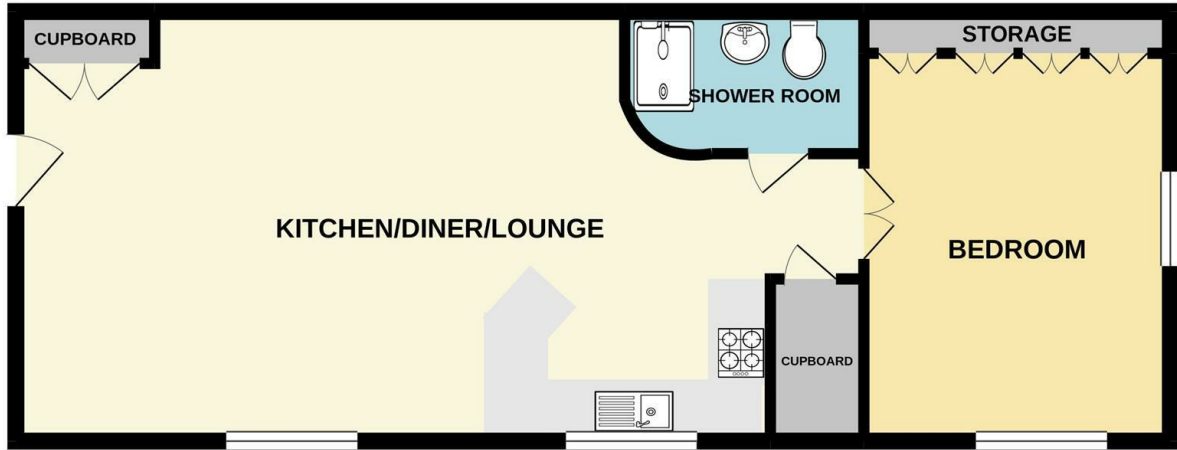
### **COVID SECURE PROCEDURES**

- We will not attend work or any appointment if we are feeling unwell or have been advised by NHS test and trace to self-isolate. The same applies to any visitor to our offices.
- We will ask you if you wish 'face coverings' to be worn on any appointment or meeting and we will respect your wishes.
- We will continue to record names and dates of contacts in case of any NHS test and trace position.
- We will continue with our hand washing/sanitising to reduce the risk of spreading the virus.
- Our priority is always the safety of our customers and our colleagues.



### **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



TOTAL FLOOR AREA : 603sq.ft. (56.0 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:** C

**Viewing Arrangements:**

Strictly by appointment


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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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.