



**Oliver
Minton**
Sales & Lettings

**8 Standon Mill, Kents Lane,
Standon**

Hertfordshire SG11 1PT

Offers In The Region Of £399,950

Set within this award-winning conversion of a former Victorian flour mill dating back to 1901, this luxury second floor apartment contains beautifully presented accommodation comprising: entryphone system, hallway, living room/kitchen/diner with feature arched windows, spacious double bedroom with fitted wardrobes and luxury en-suite shower room, second bedroom and family bathroom. The property benefits from gas heating to radiators, allocated parking, lift access to other floors and delightful communal gardens adjoining the River Rib. Set back from the road, Standon Mill is conveniently located just a short walk from the pubs and shops of the picturesque High Street. 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.





ENTRANCE LOBBY

Double glass doors with secure entry system leading to sweeping staircase & lift leading to

ENTRANCE HALLWAY

Fitted storage cupboard. Smoke sensor. Radiator. Real wood 18mm solid ash flooring throughout much of the apartment. Doors to

BEDROOM ONE 5.27m max x 4.84 max (17'3" max x 15'10" max)

Large double bedroom with obscure arch window to side. Arch window to front. Wall mounted lighting. Built in wardrobe storage. Radiator. Door to

EN SUITE BATHROOM 2.39m x 2.32m (7'10" x 7'7")

White bathroom suite with free standing rolltop bath. Glass floating wash hand basin and low flush WC with hidden cistern. Ceramic floor tiles. Extractor fan. Arch window to front.

SHOWER ROOM 2.43m x 2.61m (7'11" x 8'6")

Shuttered obscure arch window to side. Large fully tiled shower cubicle. White floating wash hand basin with chrome mixer tap. Low flush WC with economy flush. Heated chrome towel rail. Shaver point and extractor fan. Ceramic tiled floor.





BEDROOM TWO 3.26m max x 2.70m (10'8" max x 8'10")

Shuttered obscure arch window to side. Built in wardrobe storage. TV Point. Radiator.

KITCHEN/DINER AREA 4.92m x 3.62m (16'1" x 11'10")

Spacious open plan Kitchen/Lounge area. The kitchen area is a bright modern design with base units incorporating work surfaces and wall mounted cupboards over. Range of integrated AEG appliances including electric oven-with grill, five ring gas hob with extractor hood, Integrated fridge/freezer, dishwasher and washer dryer. One & a half bowl sink drainer with chrome mixer taps and waste disposal connected. Filtered drinking water tap. Cupboard containing Potterton wall mounted combi gas fired boiler. Arch window to rear. Ceiling light. Wooden flooring.



LIVING ROOM AREA 4.34m x 3.95m (14'2" x 12'11")

TV Point. Ceiling lighting. Wooden floor. Obscure arch window to side. Arch window to rear.

OUTSIDE

ALLOCATED PARKING in CAR PORT

Allocated parking space for one car in CAR PORT to rear of main building. Further visitor parking bays.

ATTRACTIVE COMMUNAL GARDENS

To the rear of the building and adjoining the River Rib.

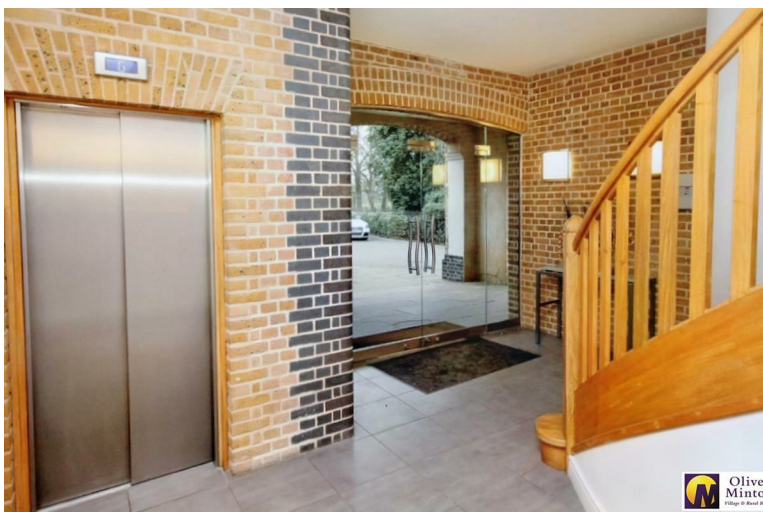


AGENTS NOTE

LEASE - 175 years from 2004, when mill converted by City & Country. (157 Years Left on Lease)

Ground Rent - £175.00

Service Charge - £2900 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

Approx Gross Internal Area
86 sq m / 921 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure: Leasehold

Council Tax Band: D

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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