



**Oliver  
Minton**  
*Sales & Lettings*

**26 Northfield,  
Puckeridge Ware**  
**SG11 1TP**  
**£150,000**

Located in the sought after village of Puckeridge. CHAIN FREE...One bedroom RETIREMENT Apartment for the over 55's. FIRST FLOOR WITH LIFT, overlooking the communal gardens in the living room. Well presented throughout, it is a secure managed development with attractive communal gardens. The accommodation comprises, hall, living room, modern kitchen and bathroom and double bedroom with fitted wardrobes. The property also has the advantage of emergency pull cords.





### **COMMUNAL ENTRANCE**

To the right of the communal gardens and pond, enter through the right hand wing communal entrance door, with entry phone system.

On entering the corridor, the apartment is found along the corridor and up the stairs.

### **ENTRANCE HALLWAY**

Wood front door. Spacious built in storage cupboard housing hot and cold water tanks. Wall-mounted entry phone handset. Electric storage heater. Emergency pull cord and intercom. Door to built-in storage. Second storage cupboard with electric panels.

### **LIVING ROOM 3.68 x 5.84 (12'01" x 19'02" (12'1" x 19'2"))**

Spacious carpeted room with large uPVC double glazed window overlooking the communal gardens. Electric wall storage heater, and a second wall mounted electric booster heater. Emergency pull cord. TV & Phone points.



### **KITCHEN 1.63 x 3.28 (5'04" x 10'09" (5'4" x 10'9"))**

Laminate floor and uPVC double glazed window to side overlooking the communal garden. Range of fitted wall and base units with soft close doors with worktops over. Integrated sink with drainer and mixer tap. Built in double oven. Integrated dishwasher. Space fridge and washing machine. 4 Electric hobs with overhead extractor.

### **BEDROOM 3.35 x 3.71 (11'00" x 12'02" (11'0" x 12'2"))**

Carpeted with uPVC double glazed window overlooking the communal side garden. Emergency pull cord. Electric heater. Built in storage. Phone, TV and FM Radio points.

### **BATHROOM 2.11 x 2.44 (6'11" x 8'00")**

Large walk in Aqualisa shower with hand rail. Suite comprising pedestal sink with vanity unit and WC with hidden cistern. Part tiled walls. Emergency pull cord. Electric towel rail. Extractor fan. Shaver sockets.

### **OUTSIDE**

#### **COMMUNAL GARDENS**

This lovely apartment overlooks landscaped communal gardens which also has an attractive pond. The front of the building is the main 'Northfields' entrance.

#### **COMMUNAL FACILITIES**

There is a large residents lounge and laundry room.

#### **TENURE & CHARGES**

The property is Leasehold.

LEASE - 99 years from 1988

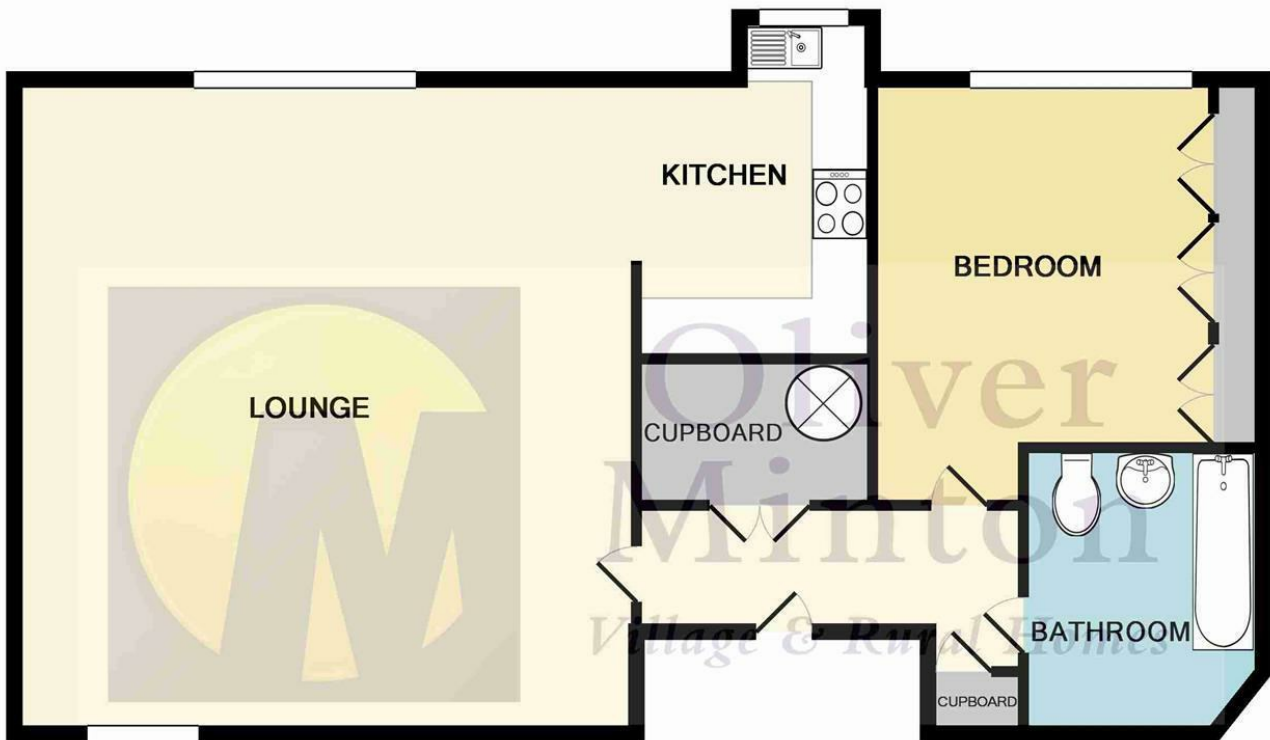
SERVICE CHARGE - £3,113.77 per annum

- Mains drainage and water and all electric heating via storage heaters.

- Broadband and mobile phone service availability can be checked at

<https://checker.ofcom.org.uk/>





NORTHFIELDS  
TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:** B

**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>	75	80
(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	

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