



**Oliver
Minton**
Sales & Lettings

**19 Cambridge Court, Cambridge Road,
Puckeridge, Ware**

SG11 1SB

Guide Price £229,950

Oliver Minton are delighted to present this stylish ground floor one-bedroom apartment located on the outskirts of Puckeridge. There is an entry phone system, allocated parking, further visitors parking bays and French doors providing direct access to a patio area. 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.





Open Plan Lounge/Kitchen 5.83 x 5.37 (19'1" x 17'7")

Lounge

Wall mounted entry phone. uPVC double doors opening to peaceful patio area and communal garden. Long electric radiator.

Kitchen 2.6 x 1.6 (8'6" x 5'2")

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.

Hallway

Modern white internal doors to all rooms. Storage cupboard.

Double Bedroom 3.48 x 3.1 (11'5" x 10'2")

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





Bathroom 2.51 x 2.51 (8'2" x 8'2")

Fitted with a white suite: comprising panel enclosed bath with shower head over with glass shower screen. Extractor fan. Heated chrome towel rail. Pedestal wash hand basin and low level w.c. Heated towel rail/radiator. Part-tiled walls and laminate flooring.

EXTERIOR

Communal entrance hallway.

Communal garden

To the immediate rear of the flat. Paved patio area for the flat, and further communal garden laid to lawn.

Parking

The property benefits from an allocated parking space in the residents car park, together with several visitor parking bays.

AGENT'S NOTES

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

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

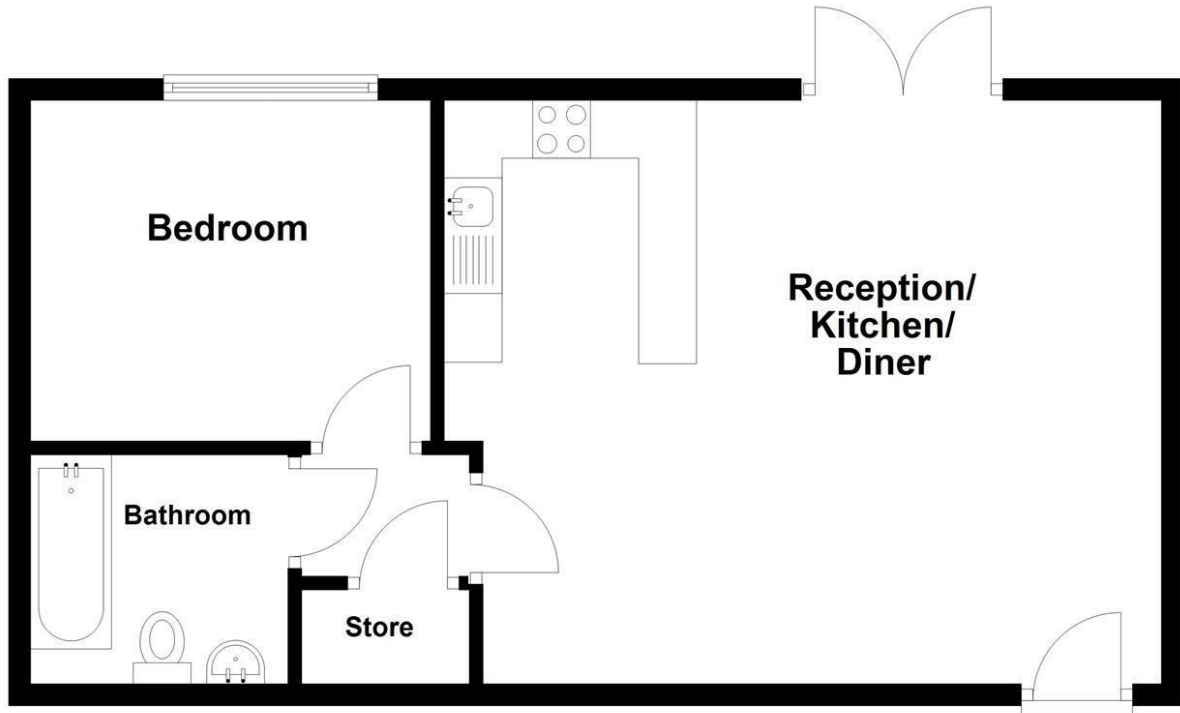


MORTGAGE ADVICE

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

Approx. 46.4 sq. metres (499.6 sq. feet)



Total area: approx. 46.4 sq. metres (499.6 sq. feet)

Cambridge Court

Tenure: Leasehold

Council Tax Band: B

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (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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