



**Oliver
Minton**
Sales & Lettings

**25 Cambridge Court Cambridge Road,
Puckeridge**

SG11 1SB

Guide Price £230,000

First floor one bedroom apartment located in this popular secluded development close to the Puckeridge High Street facilities. Benefitting from an allocated parking space, further visitor parking, the accommodation comprises; communal front door with speaker entry system, entrance hallway, spacious living/dining room, fitted kitchen, generous double bedroom and 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.





Communal Entrance

Communal entrance door with entryphone system. Stairs to first floor.

Hallway

Doors to all rooms. Door to built-in airing cupboard housing hot water cylinder. Wall-mounted entry phone handset.

Lounge/Dining Room 4.72 x 4.04 (15'5" x 13'3")

Double glazed window to side. Wall mounted electric panel heater. Telephone points, TV, Radio and Satellite points.

Kitchen 3.57 x 1.93 (11'8" x 6'3")

Modern fitted range of wall and base units with concealed lighting over work surfaces incorporating single drainer sink unit with mixer tap. Built-in electric hob with electric oven/grill and extractor unit above. Integrated washing machine. Space for fridge/freezer.

Double Bedroom 3.8 x 2.97 (12'5" x 9'8")

Double glazed window to side. Wall mounted electric panel heater.





Bathroom 2.38 x 1.83 (7'9" x 6'0")

White suite comprising panelled bath with shower attachment and shower screen. Low level flush WC, pedestal hand basin. Extractor fan, shaver point and electric heated towel rail. Part tiled walls.

EXTERIOR

Communal Gardens

There are attractive communal gardens to the side and rear of the apartments.

Parking

There is an allocated parking bay and further visitor parking spaces.

AGENTS' 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
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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: B

Viewing Arrangements:

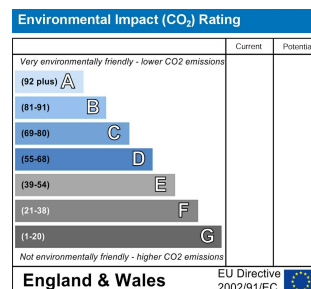
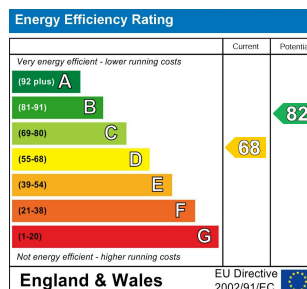
Strictly by appointment

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