



The Ridgeway, Codicote

Guide price £140,000

**BELVOIR!**



Pond Court is a beautifully presented, recently decorated ground-floor retirement apartment, conveniently located just a short walk from the high street in Codicote. This charming property has been refreshed throughout, featuring newly fitted carpets and a bright, airy interior.

The accommodation includes a spacious living room, enhanced by patio doors that open directly onto the rear, creating a seamless indoor-outdoor connection. Adjacent to the living room, the kitchen has been thoughtfully updated with new work surfaces, an oven, and a hob. It also provides ample storage, with a combination of wall and floor-fitted units, along with a built-in fridge freezer.

The spacious double bedroom boasts a comprehensive range of fitted units, including wardrobes, drawers, and a dressing table, while still providing ample space for a double bed. The modern bathroom is fitted with a sleek white suite, featuring a large corner shower unit and built-in vanity units with an integrated sink, offering both style and functionality.

The property benefits from a communal laundry room which is open daily from 7 am to 7pm and is not chargeable. It has two washers and two dryers.

### Agent's Notes

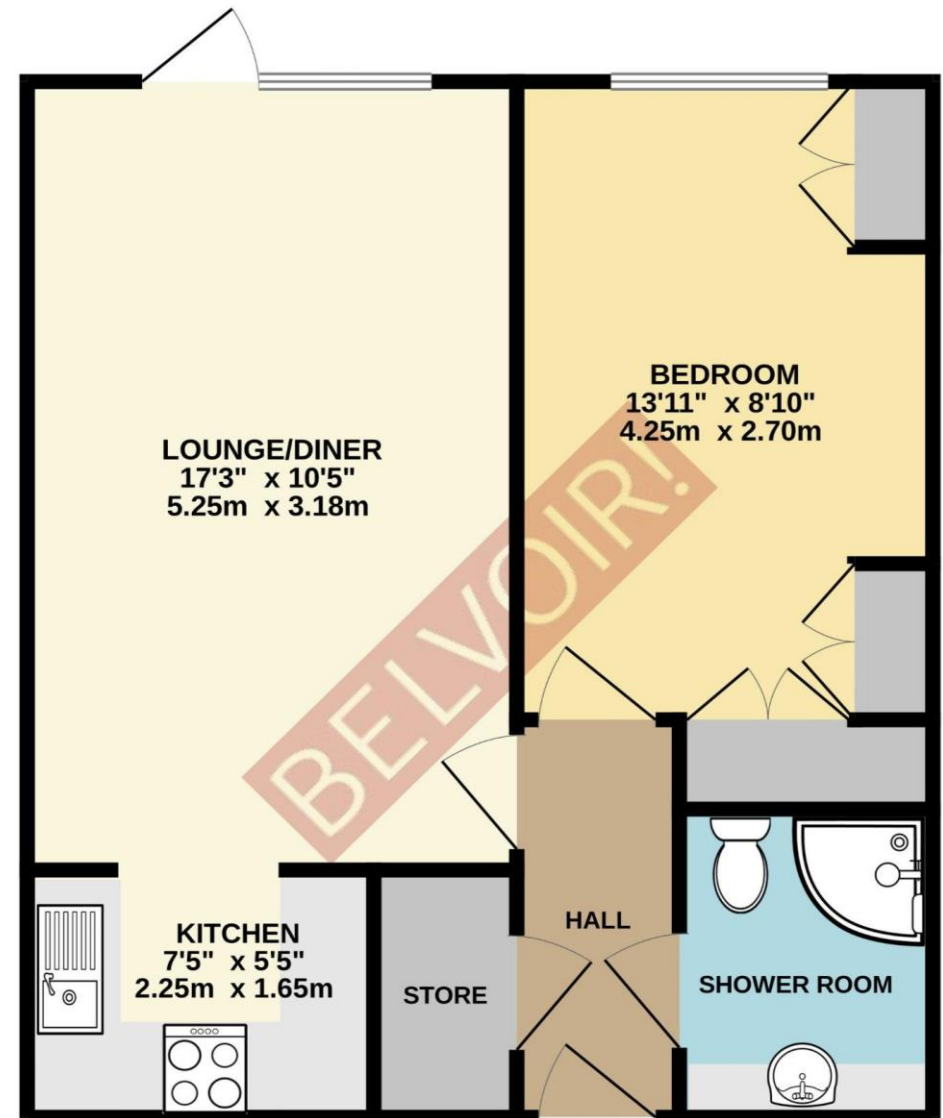
Belvoir are advised:  
Council tax - North Hertfordshire band C  
Years remaining on the lease -  
Ground rent -  
Service charge -







GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.





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