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Clements Close, Puckeridge

£125,000 - 50% S.O.

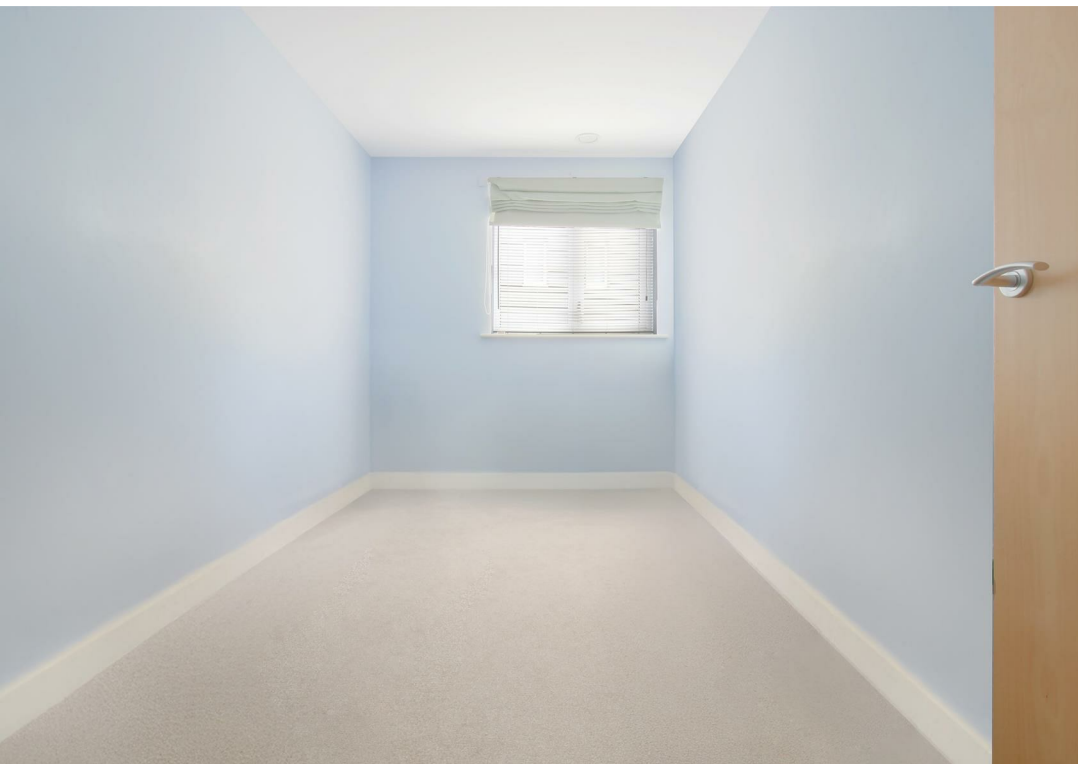
Sanctuary
Buntingford



Clements Close, Puckeridge, SG11 1DE - £125,000 - 50% S.O.

Sanctuary Buntingford are pleased to offer for sale a rarely available, bright and modern apartment at 50% shared ownership. Comprising of two double bedrooms, a dual aspect living/dining room, kitchen, bathroom & allocated parking, nestled in the popular village of Puckeridge, & an ideal purchase for first-time buyers.





Clements Close, Puckeridge, SG11 1DE - £125,000 - 50% Shared Ownership

Communal Entrance

Entrance door with entry phone system linked to individual units, own letter box. Communal hallway giving access to communal garden at the rear, and to own front door

Hallway

uPVC door opening to hallway, uPVC double glazed window to rear aspect, wood effect laminate flooring, light fitting, entry phone handset, storage cupboard, radiator, double power socket, cupboard housing ventilation system

Living/Dining Room

15'9" x 9'9"

Wood effect laminate flooring, two light fittings, 2 radiators, power sockets & TV point, thermostat, uPVC double glazed window to front aspect, uPVC double glazed window to side aspect, ventilation fan inset to ceiling

Kitchen

12'7 x 6'2"

Wood-effect laminate flooring, uPVC double glazed window to rear aspect. Range of wall and base units in wood effect finish, range of power sockets. Recess for fridge-freezer and washing machine. Built in electric oven below 4 ring gas hob and extractor hood above. Inset ceiling lights, ventilation fan inset to ceiling, part tiled walls around worktops, cupboard housing gas boiler, 1 1/2 sink and drainer with mixer tap

Bedroom One

12'2" x 10'9"

Fitted carpet, power sockets, ventilation fan inset to ceiling, light fitting, radiator, thermostat, uPVC double glazed window to front aspect

Bedroom Two

12'2 x 7'0"

Fitted carpet, power sockets, ventilation fan inset to ceiling, light fitting, radiator, uPVC double glazed window to front aspect

Bathroom

8'1" x 5'10"

Charcoal grey tiled floor, inset ceiling light, white suite comprising low level WC, hand basin, shower over panel bath, bath with chrome mixer tap, tempered glass shower screen, uPVC double glazed window with privacy glass to rear aspect, heated towel rail, extractor fan

External

Communal garden to rear of property, one allocated parking bay

Agents Notes

88 Years Left on Lease

What3Words: ///rebounded.graced.passages

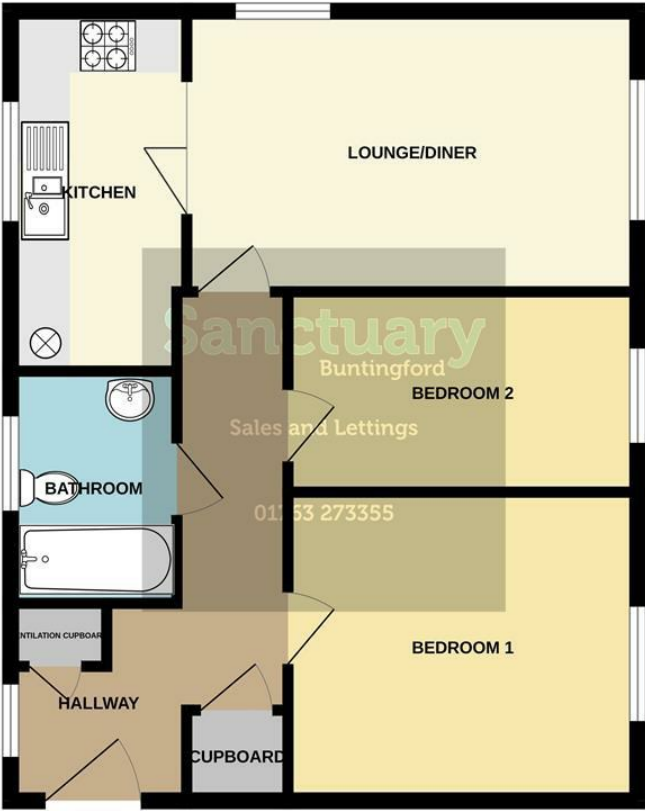
Council Tax Band C - approx. £2,028.90 p.a. (Subject to Change)

Monthly Charges Total: £515.37 made up of:

Rent - £319.24, Management Fee - £23.33, Service Charge - £137.92, Planned Maintenance - £23.62, Insurance Charge - £11.26

All of the above is subject to meeting Housing Association Eligibility Criteria. There is also an opportunity to purchase 100% of the property at a value of £250,000.

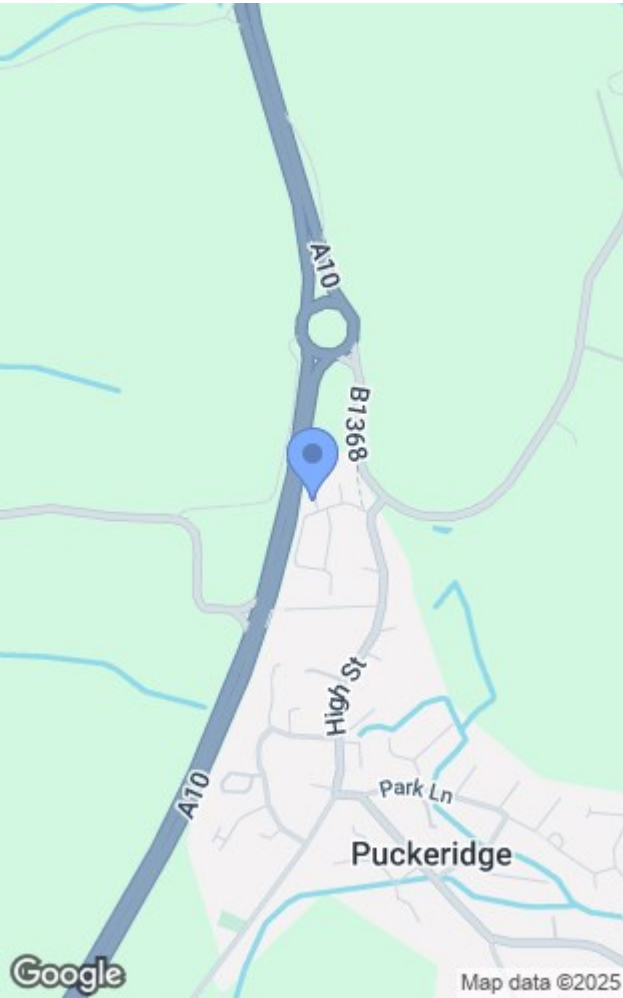
GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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