



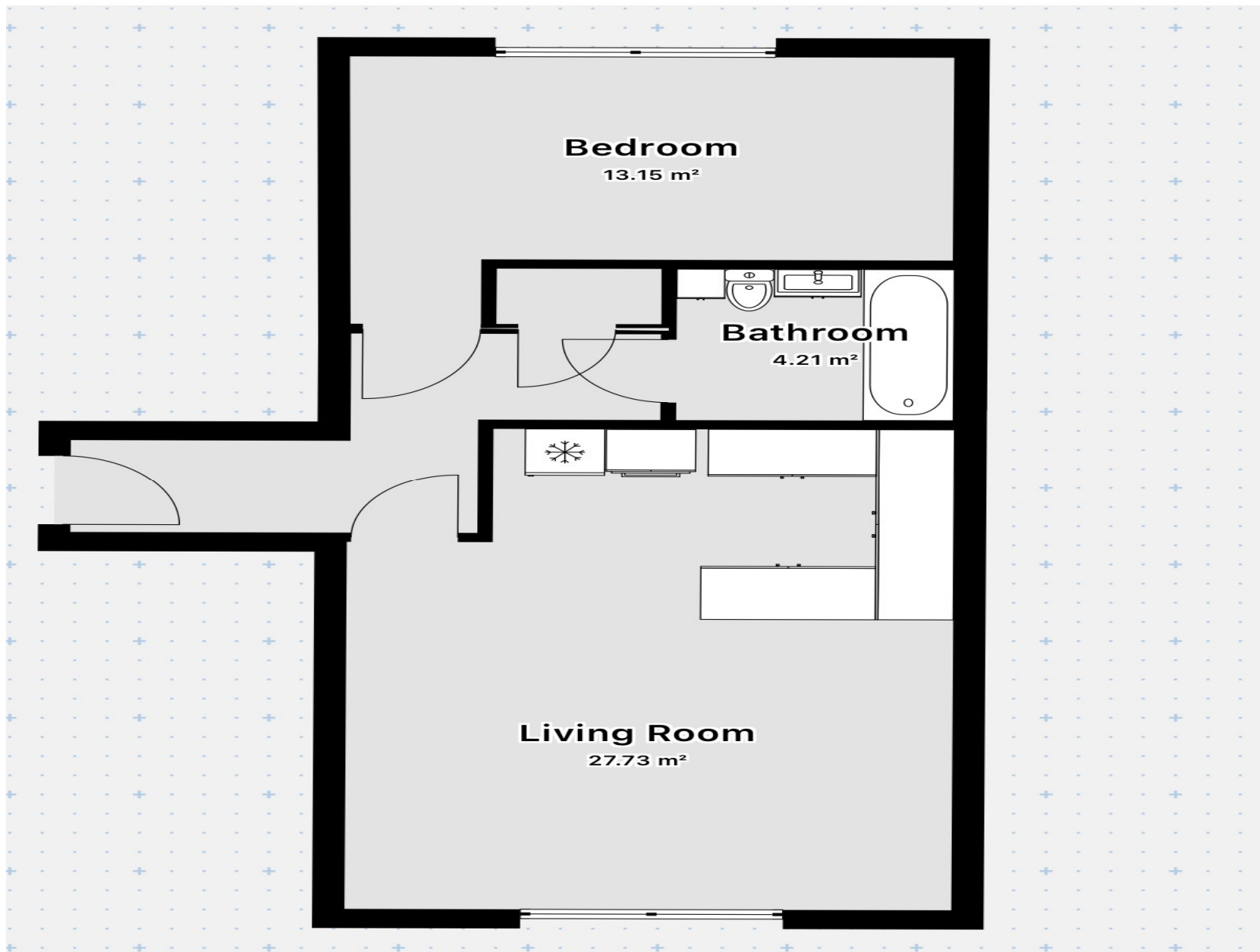
**Cambridge Court Cambridge Road, Puckeridge Ware SG11
1SB**

welcome to

Cambridge Court Cambridge Road, Puckeridge Ware

Providing easy access to both the A10 and the A120 William H Brown are pleased to bring to market this spacious first floor apartment in the village location of Puckeridge. The property benefits from a large open plan living room and kitchen, generous bedroom, full size bathroom, communal gardens and allocated parking, Offered with NO ONWARD CHAIN.





Hall

Kitchen

11' 8" max x 8' 1" max (3.56m max x 2.46m max)

Lounge/Diner

16' max x 15' 4" max (4.88m max x 4.67m max)

Bedroom 1

15' 4" max x 11' 5" max (4.67m max x 3.48m max)

Bathroom

welcome to

Cambridge Court Cambridge Road, Puckeridge Ware

- NO ONWARD CHAIN
- OFFERED BELOW MARKET VALUE
- IN NEED OF FINISHING TOUCH
- ONE BEDROOM
- FIRST FLOOR

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2005.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220 000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107635



Property Ref:
WRE107635 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk