



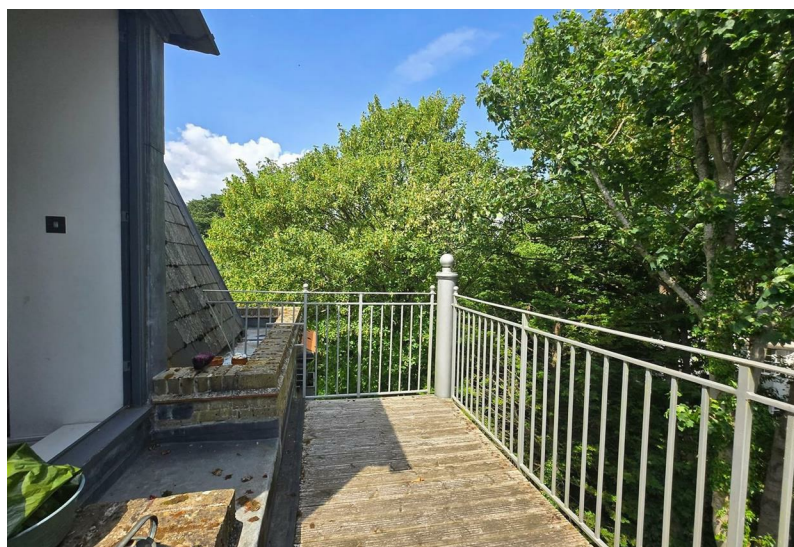
**Oliver  
Minton**  
*Sales & Lettings*

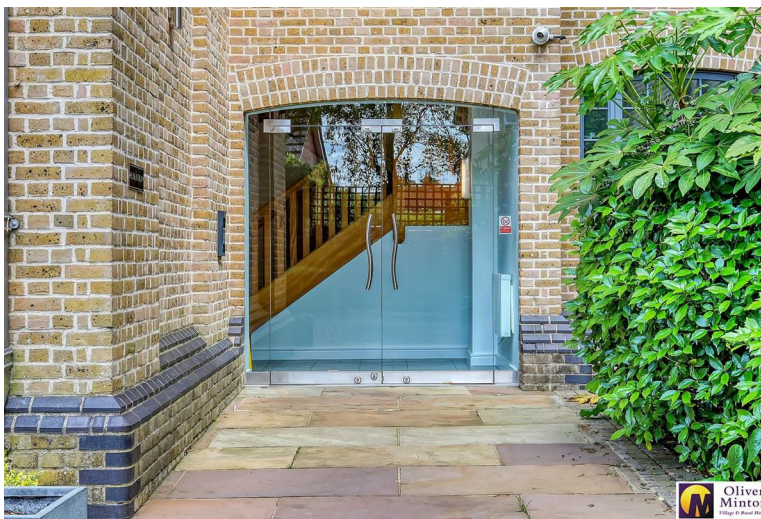
**19 Standon Mill,  
Kents Lane, Standon**

**Herts, SG11 1PT**

**Asking Price £430,000**

Oliver Minton Village & Rural Homes are delighted to offer For Sale this CHAIN FREE spacious 2/3 bedroom top floor luxury apartment with BALCONY, superbly appointed to the rear of this stylish mill conversion within short walking distance of picturesque Standon High Street. With an elevator providing easy access to within a few feet of the front door via a top floor landing solely used by this apartment, this really is a wonderful property with excellent room sizes, character features and 2 allocated parking spaces, one undercover in a car port.





### **Communal Entrance with Video Entryphone**

Staircase and ELEVATOR to all floors.

### **Top Floor Landing**

Staircase and elevator access. Access exclusively from this landing to:

### **Spacious Hallway**

Front door. Wood flooring. Feature interior curved wall. Radiator. High ceiling with lantern skylight window. Door to large walk-in recessed storage cupboard.

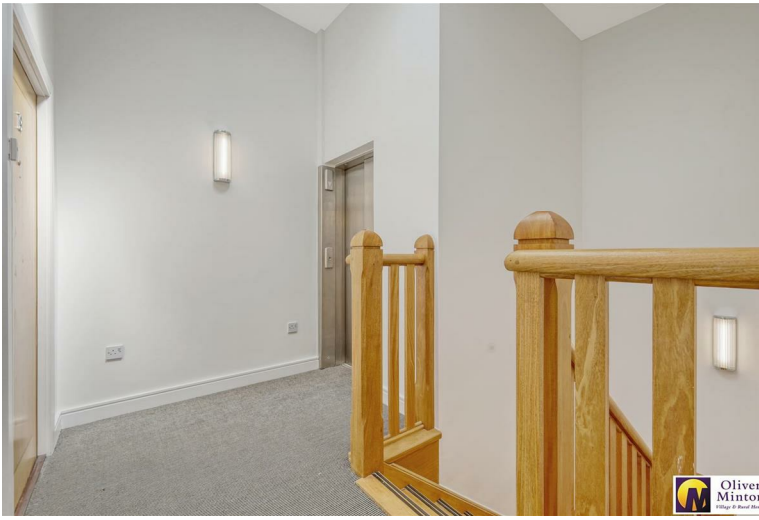


### **Lounge 5.49m narrowing to 4.50m x 4.42m (18'0 narrowing to 14'9 x 14'6)**

A lovely dual aspect room with high feature ceiling, wood flooring, 2 radiators, double glazed window to rear and door to Balcony. Side opening to Kitchen. Sliding partition doors to Dining Room / Bedroom Three.

### **Balcony 3.86m x 1.63m (12'8 x 5'4)**

Wrought iron railings. Decked wooden floor.



### **Kitchen 2.95m x 2.18m (9'8 x 7'2)**

Granite work surfaces incorporating sink unit.

### **Dining Room / Bedroom Three 4.90m x 3.05m narrowing to 2.92m (16'1 x 10'0 narrowing to 9'7)**

### **Bedroom One 4.37m x 3.18m main area + dressing area 2.95m x 2. (14'4 x 10'5 main area + dressing area 9'8 x 6'8 in)**

Dual aspect double glazed windows to side and rear. Radiator. Excellent range of fitted bedroom furniture including 3 pairs of double wardrobes with storage cupboards above, dressing table unit, matching bedside drawer units, headboard and base storage cupboards. High ceiling. Door to:

### **En-Suite Bathroom 2.26m x 1.85m (7'5 x 6'1)**

White suite comprising large bath with shower attachment, hand basin and WC. Shaver point. Double glazed window to side. Ceramic tiled floor. High ceiling. Heated towel rail.

### **Bedroom Two 3.43m into wardrobe x 2.92m (11'3 into wardrobe x 9'7)**

Double glazed window to side. Radiator. Fitted half height double wardrobes to one wall. High ceiling.

### **Shower Room 2.18m x 1.93m (7'2 x 6'4)**

Large shower cubicle with glazed screen and doors. White WC and wash hand basin. Ceramic tiled floor. Heated towel rail. Shaver socket. High ceiling with lantern skylight window.

### **En-Bloc Car Port & Further Allocated Parking Space**

Car Port situated to rear of building. Allocated parking space to front of building.

### **Attractive Communal Gardens**

Lovely communal gardens overlook and adjoin the River Rib.

### **Agents Notes**

LEASE - 175 years from 25/09/2004 (154 years remaining on lease)

Ground Rent - £175.00

Service Charge - £4300 per annum

All mains services connected. Gas central heating to radiators.

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



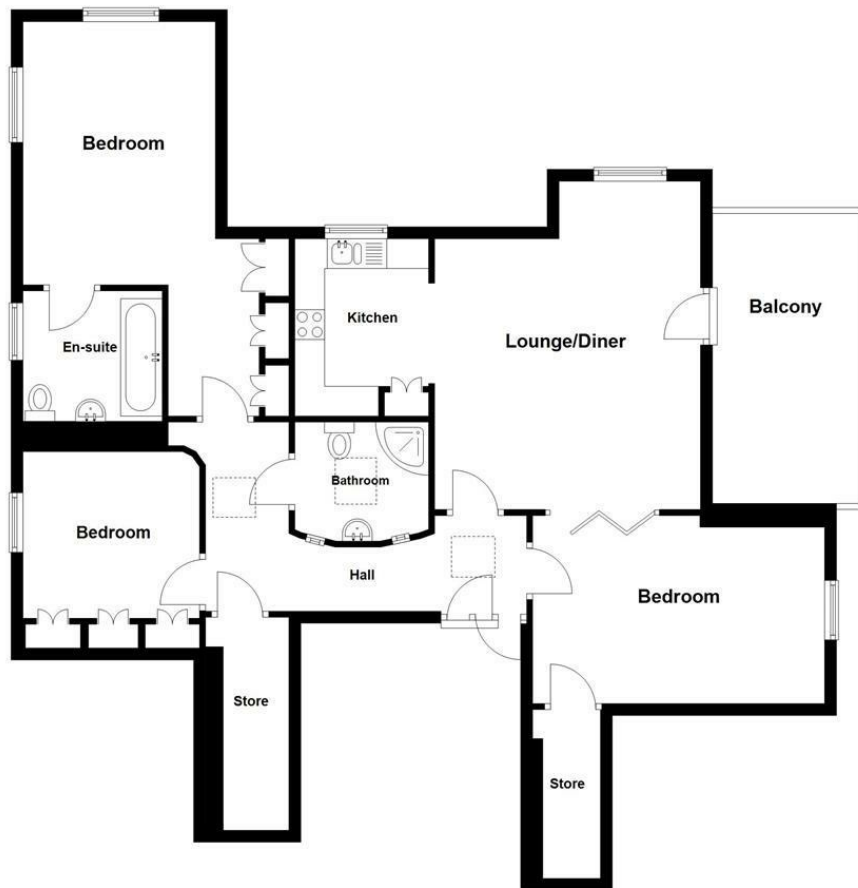


## MORTGAGE ADVICE

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

### Third Floor

Approx. 106.2 sq. metres (1142.9 sq. feet)



Total area: approx. 106.2 sq. metres (1142.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

### Standon Mill

**Tenure:** Leasehold

**Council Tax Band:** E

**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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 68      | 77                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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