



33 Lunardi Court, Puckeridge, Herts SG11 1UT

Shared Ownership : 50% Share Fixed Price : £165,000 Leasehold

This stylish property is situated within a cul-de-sac location within walking distance of the village amenities. Property comprises entrance porch, cloakroom, living/dining room, kitchen, two bedrooms and bathroom. Outside there is a well presented rear garden and parking space. The lease is being extended by the owners by a further 50 years, bringing it to 121 years.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



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Village & Rural Homes

SHARED OWNERSHIP

This is a shared ownership property and the available share for sale is 50%. The sale price of the 50% share is £165,000. This is based on 50% of the open market value of £330,000. Staircasing is permitted up to 100% Anyone wishing to purchase the property must be assessed and approved by Home Group before any sale can be agreed. The total monthly charges payable to Home Group are £347.89 and are broken down as follows:

1. Rent- £299.69 Management charge – £2.08 Insurance charge- £24.66 The above charges are reviewed annually on 1st April.

Entrance Porch Part glazed front door. Radiator. Door to Cloakroom. Part glazed inner door to Living Room.

Cloakroom Low level flush WC and wash hand basin with mixer tap. Radiator. Double glazed obscure window to front.

Living Room - 4.02m x 3.72m (13'2" x 12'2") Sliding double glazed patio doors to rear garden. Radiator. Staircase to first floor.

Kitchen - 3.77m x 2.64m (12'4" x 8'7") Double glazed windows to front and rear. Range of fitted wall, base and drawer units with work surfaces incorporating single drainer sink unit with mixer tap. Built-in electric oven with ceramic hob and extractor canopy above. Radiator. Wall-mounted 'Vaillant' gas fired boiler.

Landing Double glazed window to front. Radiator. Access hatch to loft.

Bedroom One - 3.5m x 2.72m (11'5" x 8'11") Double glazed window to rear. Radiator. Two recessed wardrobes.

Bedroom Two - 3.26m x 1.78m (10'8" x 5'10") Double glazed window to rear. Radiator.

Bathroom Double glazed frosted window to front. White suite comprising bath with shower attachment and vanity hand basin with cupboard below. Low level flush WC. Radiator.

Rear Garden Paved patio area with steps up to area laid to lawn. Timber garden shed. Outside water tap. Enclosed by panelled fencing.

Allocated Parking Space Residents parking is in a central communal parking area just opposite the house. Parking space for one car.

Agents Notes All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk> There is a service charge of circa £380 per annum paid to Warwick Estates Property Management Ltd towards the maintenance of the communal areas in the road.



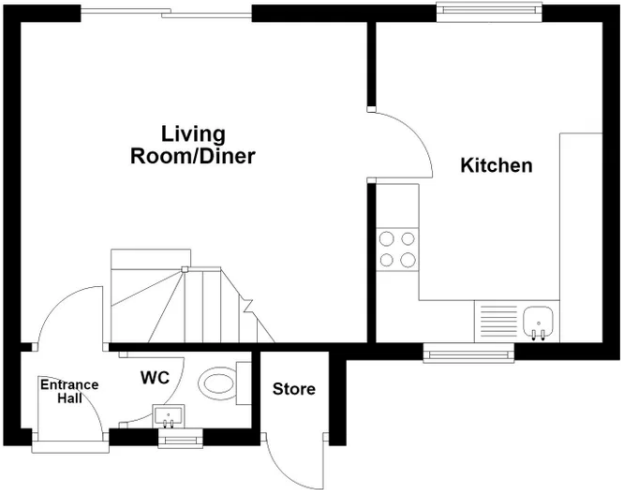


Puckeridge Office Viewing Arrangements

28 High Street, Puckeridge, Herts SG11 1RN

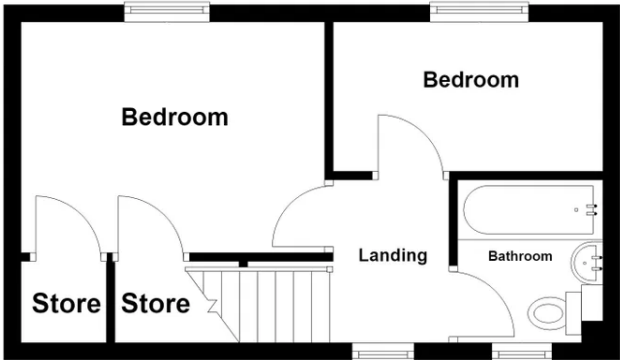
Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.5 sq. feet)



Total area: approx. 54.6 sq. metres (587.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Lunardi Court

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	

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