



12 Vintage Court, Cambridge Road, Puckeridge, SG11 1SA

Fixed Price **£160,000 Leasehold**

Oliver Minton Village & Rural Homes are pleased to offer this CHAIN FREE one bedroom GROUND FLOOR flat in Vintage Court, on the southern fringe of the village, just off the Cambridge Road. We rarely have residential apartments in this price bracket in Standon & Puckeridge and this well presented apartment could equally suit a first time buyer, a retired buyer seeking ground floor accommodation and investment buyers too.

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

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.



**Oliver
Minton**
Village & Rural Homes

Council Tax Band: B

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Communal Ground Floor Hallway

External main communal entrance door with entryphone system. Hallway and private GROUND FLOOR private front door to flat.

Entrance Hall

Doors to Kitchen, Bedroom and Bathroom. Entryphone intercom. Wall-mounted electric heater.

Kitchen

4.37m x 1.65m (14'4 x 5'5)

Range of modern fitted wall, base and drawer units with work surfaces incorporating sink unit and built-in electric ceramic hob and electric oven below. Free-standing washing machine and fridge/freezer. Arched window opening to Lounge area and open archway to:

Living Room

4.67m x 2.87m (15'4 x 9'5)

Double glazed window to front. Large wall-mounted electric radiator.

Bedroom

4.83m including wardrobes x 2.84m + door recess (1

Double glazed window. Fitted wardrobe cupboards and centre dressing table/desk unit. Wall-mounted electric heater.

Bathroom

2.67m x 1.65m (8'9 x 5'5)

Modern white suite comprising bath with shower above and glazed shower screen, WC and wash hand basin with cupboards below. Heated towel rail.

Outside

Parking Space

Allocated parking space for one car. Further visitor parking space.

Agents Notes

Mains electricity and drainage. Electric heating. Water rates are included in the service charge.

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

There is a service charge of £1523 per annum and a ground rent of £150 per annum.

The lease has 128 years remaining. (150 years from 2004).





Puckeridge Sales

28 High Street Puckeridge Herts SG11 1RN

Ground Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 44.9 sq. metres (482.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

01920 822999

puckeridge@oliverminton.com

<https://www.oliverminton.com/>

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