

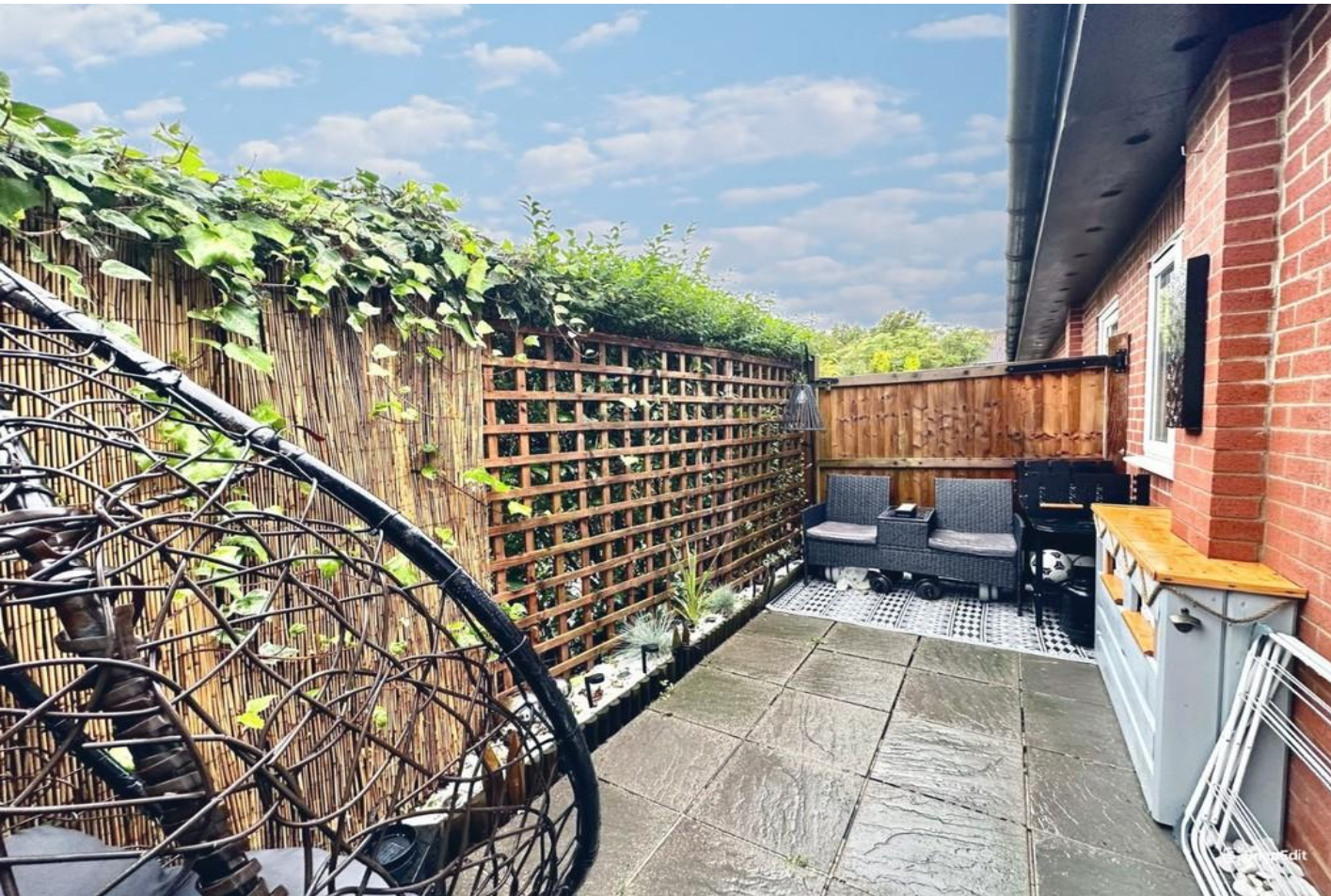


- SINGLE STOREY APARTMENT
- PERSONAL REAR GARDEN
- WELL MAINTAINED DEVELOPMENT
- DOUBLE BEDROOM

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

Price: £229,995 Leasehold

UNIQUE ONE BEDROOM APARTMENT WITH PERSONAL PATIO AREA. Single story flat in a well maintained development set close to A10/A120 intersection and within reasonable distance of Puckeridge High Street. Good size living kitchen/lounge with doors to private patio area. Double bedroom. Modern Bathroom. Long Lease. CHAIN FEE



## Property Description

Unique single storey apartment in a well maintained development ideally located close to the A10/A120 intersection. The charming High Street of Puckeridge is within reasonable distance for daily shopping needs and village amenities.

The property itself is a well proportioned one bedroom ground floor apartment in a small block of four all at ground floor level. This particular flat has the benefit of a personal patio area which is accessed from the lounge.

The accommodation in brief comprises a well maintained communal hallway which grants access to the personal front entrance door. There is a central entrance hall which grants access to the living area, bedroom and bathroom.

The living area is a good size lounge with doors onto the patio area and has open plan access to the fitted kitchen which offers a range of fitted wall and base units with contrasting work surfaces.

There is a modern bathroom which presents with a white three piece suite and a double bedroom

The property is fully double glazed and offers electric central heating.

Being offered chain free, viewing is highly recommended.





## ACCOMMODATION IN BRIEF COMPRISES:

### COMMUNAL ENTRANCE HALL

Well maintained communal entrance hall which grants access to four ground floor flats

### ENTRANCE HALL

12' 3" (3.73m) Wall mounted entry-phone. Built in storage cupboard

### LIVING AREA LOUNGE AND KITCHEN

16' 9" x 11' 3" (5.11m x 3.43m) Door to personal patio area

### DOUBLE BEDROOM

12' 3" x 9' 7" (3.73m x 2.92m)

### MODERN BATHROOM

7' 6" x 6' 1" (2.29m x 1.85m)

### EXTERIOR

### PERSONAL PATIO AREA



## Ground Floor



### CHARGES AND TENURE

Tenure : Leasehold with 105 year lease unexpired

Ground Rent: £125.00 half yearly

Maintenance: £783.70 per annum. - £65.30 pcm

Council Tax - Epping Forest District Council Band B within East Herts Council

### UTILITIES

Gas - N/A

Electric - Mains - OCTOPUS ENERGY

Water & Sewerage - Mains Water (Affinity Water)

Broadband - Sky & BT max speed 1000 mbps

Mobile Coverage - EE Vodafone O2 and Three

6/8/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

The graph above the property's current and potential energy efficiency.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements