



# 14, Station Road

Puckeridge, Ware,  
Hertfordshire, SG11 1SN

**Leasehold - Guide Price £250,000**

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A very well presented and spacious 2 bedroom ground floor flat in Puckeridge. Well positioned and with a long lease, this property is offered to the market on a chain-free basis making this an ideal purchase for first time buyers and investors! This home consists of; entrance hallway, bright and spacious lounge, modern kitchen, bathroom and two bedrooms. Externally, this well maintained flat boasts communal garden space, private garage en-bloc and parking.

- Ground floor flat
- Chain free!
- Long Lease
- Garage and parking
- Village location
- Council Tax band C & EPC rating E

## Accommodation

### Lounge

14' 5" x 10' 5" (4.39m x 3.17m)

Two double glazed windows to the front aspect, laminate flooring, electric heater, door to:-

### Kitchen

8' 5" x 6' 5" (2.57m x 1.96m)

Double glazed window to the front aspect, partially tiled walls, range of wall mounted and base level units with granite effect work surface over, extractor fan, integral hob and oven, washing machine.

### Bathroom

5' 6" x 6' 5" (1.68m x 1.96m)

Tiled walls, wash hand basin with vanity unit below, WC, bath with shower attachment, tiled flooring.

### Bedroom One

12' 1" x 10' 5" (3.68m x 3.17m)

Double glazed window to the rear aspect, carpeted flooring, electric heater, built in double wardrobe.

### Bedroom Two

12' 0" x 6' 6" (3.66m x 1.98m)

Carpeted flooring, electric heater, double glazed window to the rear aspect.

### External

Communal garden area, parking for 1 car, garage.



# Agents Notes

## Lease Details

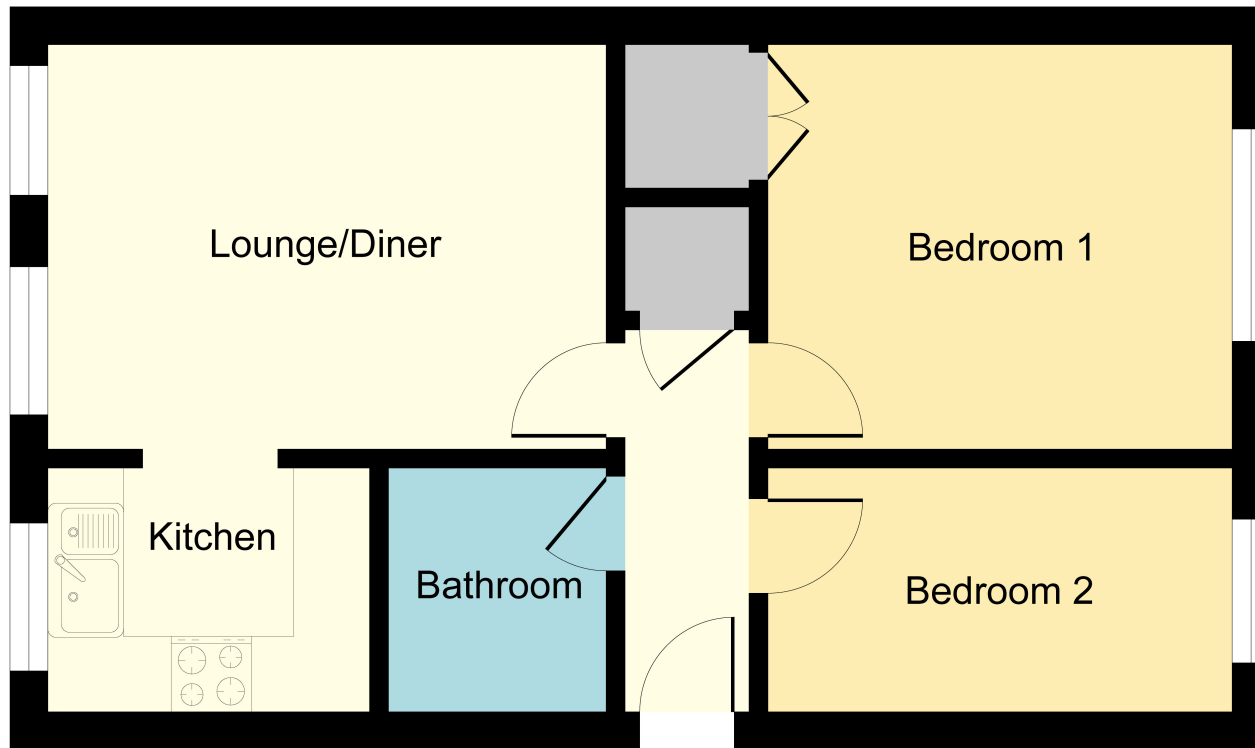
Lease Length - 189 years from  
September 1978 (142 Years  
remaining)

Service Charges - £1908.00 per  
annum

Ground Rent - N/A



# 14 Station Road, Puckeridge



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	48	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Total Area: 49.0 m<sup>2</sup> ... 527 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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