



## Cambridge Court, Cambridge Road, Puckeridge, Ware, Hertfordshire, SG11

**£900 pcm Leasehold**

- Available end of July
- First Floor Apartment
- Spacious well presented MODERN interior
- 18ft x 15ft Living room open plan to kitchen
- MODERN fitted kitchen with built in oven & hob, fridge / freezer and washing machine
- Great size DOUBLE bedroom
- Secure entry system
- Allocated private OFF ROAD parking space
- Village location





First floor one bed flat | Approx 431 Sq.Ft | Large DOUBLE Bedroom | 18ft x 15ft OPEN PLAN living room | MODERN Fitted kitchen | Three piece bathroom suite | Secure Entry System | uPVC double glazing | Private OFF ROAD PARKING space | Great village location | Great road links - less than half a mile from the A10 | Approx. 20 minutes from LONDON Stansted Airport |

FRESHLY DECORATED throughout within last six months | NEW flooring | Approx 431 Sq.Ft | Large DOUBLE Bedroom | 18ft x 15ft OPEN PLAN living room | MODERN Fitted kitchen | Three piece bathroom suite | Secure Entry System | uPVC double glazing | Private OFF ROAD PARKING space | Contd....

#### | ADDITIONAL INFORMATION

Available - End of July

Council Tax band - B

EPC Rating - D

Deposit - £980.00

Pets: Sorry, no pets allowed

One Allocated Parking space

uPVC double glazing

Secure entry phone system

#### | FIRST FLOOR

Living room: Approx 18' 8" x 15' 11" (5.69m x 4.85m) Open plan to:

Kitchen: Approx 8' 9" x 6' 3" (2.67m x 1.91m)

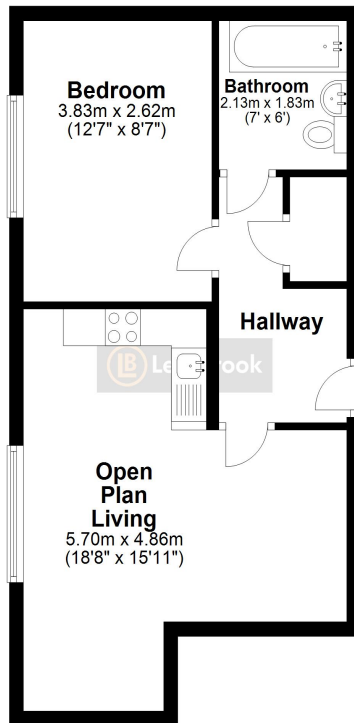
Bedroom: Approx 12' 9" x 8' 9" (3.89m x 2.67m)

Bathroom: Approx 7' 4" x 5' 9" (2.24m x 1.75m)



### Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



Total area: approx. 40.1 sq. metres (431.6 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	