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40 Clements Close, Puckeridge, Ware, SG11 1DE

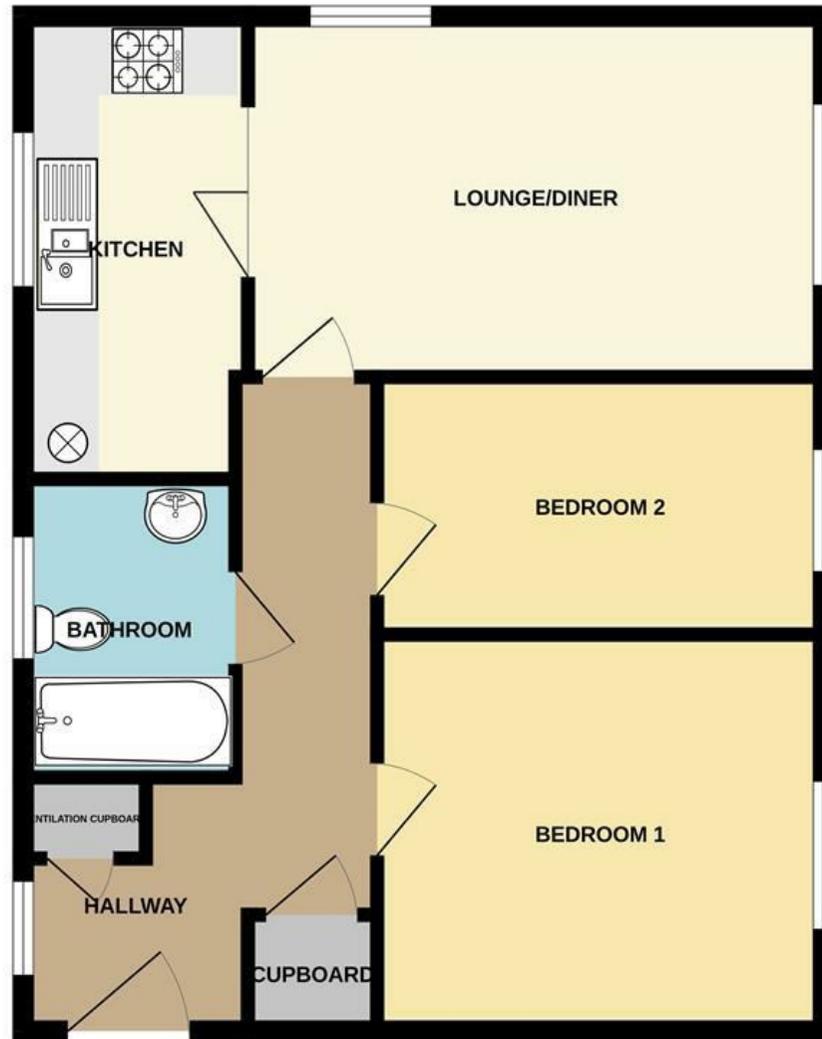
40 Clements Close, Puckeridge, Ware, SG11 1DE

£125,000

iWEstates are pleased to offer for sale a rarely available, bright and modern apartment at 50% shared ownership. Comprising of two double bedrooms, a dual aspect living/dining room, kitchen, bathroom & allocated parking, nestled in the popular village of Puckeridge, & an ideal purchase for first-time buyers.

- 50% Shared Ownership
- Beautifully Presented Throughout
- Double Glazed
- Communal Grounds
- Also Available to Purchase 100%
- Village Location
- Gas Central Heating
- Ground Floor Apartment
- Allocated Parking

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Communal Entrance

Entrance door with entry phone system linked to individual units, own letter box. Communal hallway giving access to communal garden at the rear, and to own front door

Hallway

uPVC door opening to hallway, uPVC double glazed window to rear aspect, wood effect laminate flooring, light fitting, entry phone handset, storage cupboard, radiator, double power socket, cupboard housing ventilation system

Living/Dining Room

15'8" x 9'8"

Wood effect laminate flooring, two light fittings, 2 radiators, power sockets & TV point, thermostat, uPVC double glazed window to front aspect, uPVC double glazed window to side aspect, ventilation fan inset to ceiling

Kitchen

12'7" x 6'2"

Wood-effect laminate flooring, uPVC double glazed window to rear aspect. Range of wall and base units in wood effect finish, range of power sockets. Recess for fridge-freezer and washing machine. Built in electric oven below 4 ring gas hob and extractor hood above. Inset ceiling lights, ventilation fan inset to ceiling, part tiled walls around worktops, cupboard housing gas boiler, 1 1/2 sink and drainer with mixer tap

Bedroom 1

12'2" x 10'9"

Fitted carpet, power sockets, ventilation fan inset to ceiling, light fitting, radiator,

thermostat, uPVC double glazed window to front aspect

Bedroom 2

12'2" x 6'11"

Fitted carpet, power sockets, ventilation fan inset to ceiling, light fitting, radiator, uPVC double glazed window to front aspect

Bathroom

8'0" x 5'10"

Charcoal grey tiled floor, inset ceiling light, white suite comprising low level WC, hand basin, shower over panel bath, bath with chrome mixer tap, tempered glass shower screen, uPVC double glazed window with privacy glass to rear aspect, heated towel rail, extractor fan

External

Communal garden to rear of property, one allocated parking bay

Agents Note

91 Years Left on Lease. Council Tax Band C - approx. £2,028.90 p.a. (Subject to Change)

Monthly Charges Total: £515.37 made up of:
Rent - £319.24, Management Fee - £23.33,
Service Charge - £137.92, Planned
Maintenance - £23.62, Insurance Charge -
£11.26

All of the above is subject to meeting Housing Association Eligibility Criteria. There is also an opportunity to purchase 100% of the property at a value of £250,000.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice.

