



£850
The Ridgeway
Codicote

PROPERTY SUMMARY

This 1st floor apartment (over 60s only), with lift access, forms part of a delightful private complex in the heart of Codicote village.

The property provides an entrance hall with entry-phone, comfortable sitting room, fitted kitchen, double bedroom with built-in wardrobes and a well proportioned bathroom. Benefits include double glazed windows & night storage heaters.

Pond Court is well designed in a traditional setting with desirable modern features, all set around a beautiful ornamental pond with fountain and well-tended bordering lawns. Benefits include a residents lounge with regular social events, conservatory and a laundry room. A House Manager is available every morning, but in her absence, all apartments are connected to a Careline Emergency Call System via pull cords and a Careline pendant. A guest suite is also available.

The historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, post office, newsagent, general village store & a fine selection of friendly pubs and eateries. There is a well-regarded Church of England primary school, pretty church & a selection of Sports & Recreation clubs including: Codicote Tennis Club with 3 floodlit artificial grass courts, 2 football pitches, badminton club, local playgroups & historical society.

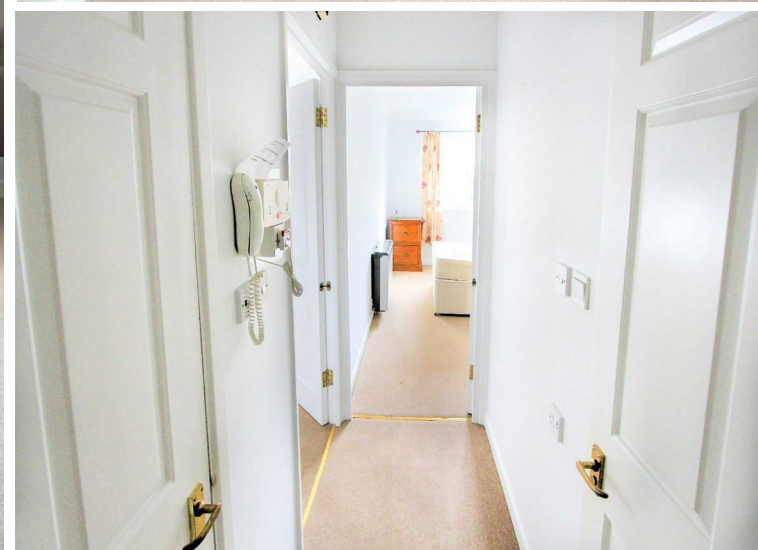
1



1



1



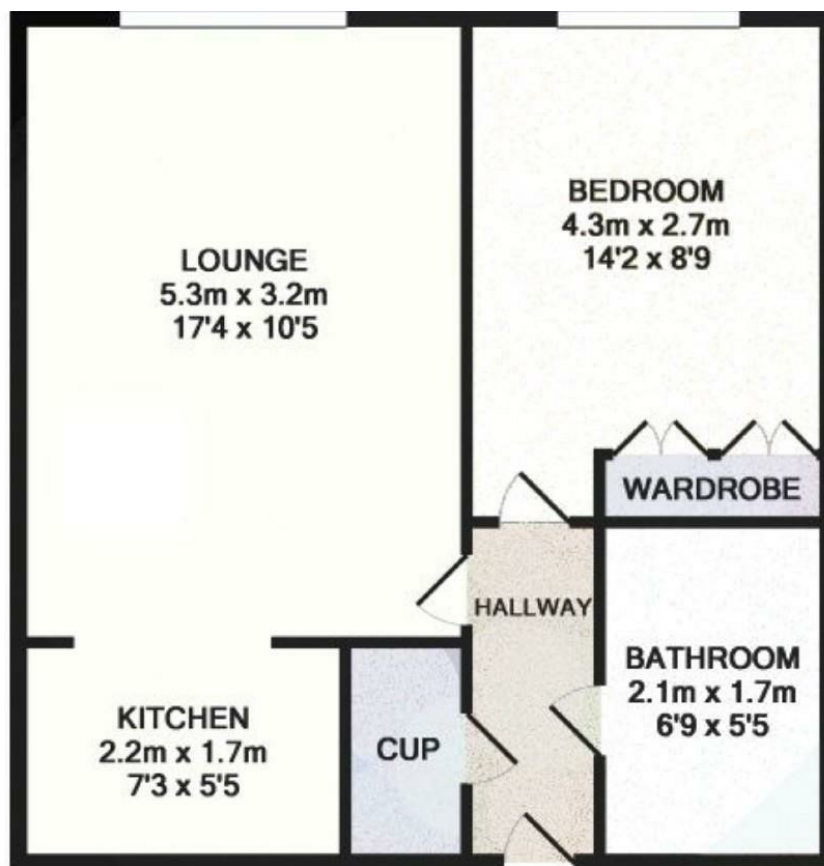




PUTTERILLS
LETTINGS
EST. 1992







Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017

LOCAL AUTHORITY

NHDC

TENURE

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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



OFFICE ADDRESS

Putterills Lettings
123 London Road
Knebworth
SG3 6EX

OFFICE DETAILS

01462 419333
lettings@putterills.co.uk
www.putterills.co.uk