



Shepherds

Property Sales & Lettings

Lambs Close | Cuffley | EN6 4HD | £320,000



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Lambs Close | Cuffley | EN6 4HD

A spacious and modern, ground floor, two double bedroom apartment, boasting a lengthy lease and located within walking distance of Cuffley Train Station & High Street. The property comprises of a kitchen, lounge diner, two double bedrooms, a bathroom and ample storage throughout. External benefits include allocated parking and communal gardens. Cuffley is a highly regarded location with popular schooling nearby, multiple transport links and an array of essential amenities. TO BE SOLD CHAIN FREE.

Lease Information

130 years remaining: Ground Rent £250.00 per Year : Maintenance Charge : £1,157.50 per year

Services Connected

Mains Water & Sewage. Electricity.

Gas Connected

- Ground Floor Modern Apartment
- Two Double Bedrooms
- Lounge Diner
- Spacious Kitchen
- Bathroom
- Communal Gardens & Allocated Parking
- Lengthy Lease
- Popular & Ideal Location
- CHAIN FREE



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Communal Door	Bedroom Two
Communal Entrance	10'7 x 8'3
Ground Floor	Bathroom
Front Door	6'3 x 5'5
Entrance Hall	External
Lounge Diner	Communal Gardens
21' x 13'	Allocated Parking
Kitchen	
11'11 x 11'	
Bedroom One	
10'9 x 10'7	



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

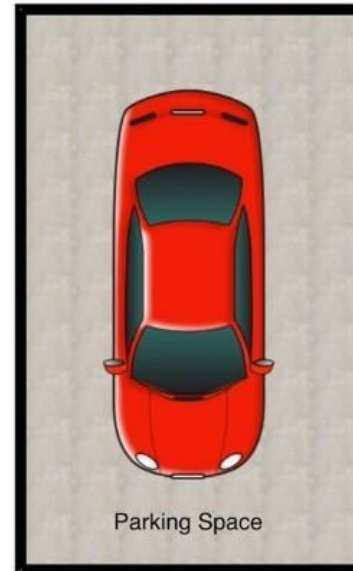
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

 2
  1
  1
  C

Tenure : Leasehold
Council: Welwyn Hatfield
Tax Band: C



Lambs Close, Cuffley, Hertfordshire



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

