

Lanes

ESTATE AGENTS

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17 Barham Court Station Road, Cuffley, Potters Bar, EN6 4HY

Offers In Excess Of £535,000

Situated on the top floor of 'Barham Court, Cuffley' is this stunning two bedroom apartment. The accommodation spreads over 1200 square feet comprising of an open plan living area, modern kitchen, balcony offering countryside views, two double bedrooms, modern bathroom and en-suite as well as storage including it's own loft space. This apartment comes with two gated parking spaces and the use of the communal gardens.

'Barham Court' is walking distance to 'Cuffley Train Station' which offers direct links into London.

In addition to this, many shops, restaurants and other eateries are only a short distance away on 'Station Road'

Being sold as CHAIN FREE.

Call now to avoid disappointment!



Entrance Hall

Doors leading to all rooms and two storage cupboards

Open Plan Living Area

Spacious Open Living Area with window and French doors to Balcony.

Kitchen Area

Modern Kitchen comprising of eye and base level units with worksurfaces throughout with all appliances integrated. Open aspect to living space.

Bedroom One

17' x 12' (5.18m x 3.66m)

Fitted wardrobes and Juliet balcony, door to En-Suite.

En-Suite to Bedroom One

Fully tiled with shower cubicle and shower over, closed couple wc with vanity hand basin.

Bedroom Two

13' x 10' (3.96m x 3.05m)

Window.

Bathroom

Fully tiled bathroom with panel enclosed bath and shower over, closed couple wc w

Balcony

Wonderful countryside views.

Parking

Two gated spaces to rear

Communal Gardens

For use of all residents.

REFERENCE

CH6487 EB/EB/PL LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

TOP FLOOR



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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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