



JR Sales & Letting

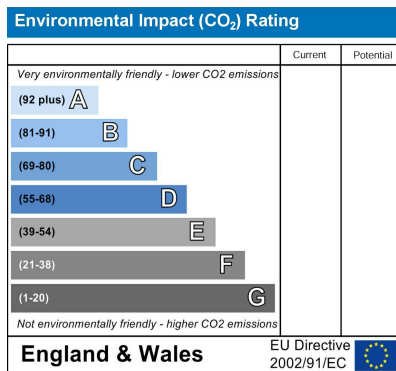
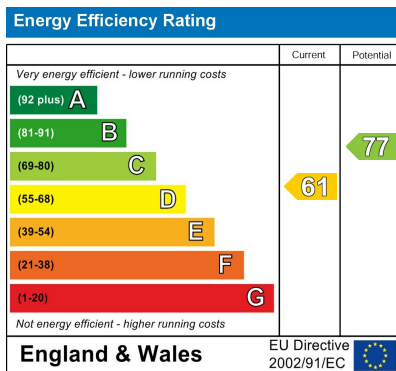
**Lambs Close  
Cuffley**



**£319,995  
Leasehold**

Refurbished to a high standard is this top floor apartment which is ideally situated in the Heart of Cuffley. This superb flat enjoys a refitted modern Kitchen with Granite work tops, Neff Appliances & breakfast bar. There is a luxury fitted bathroom with shower bath. The living room is a good size with dual aspect windows. The lease has been extended & the property is conveniently located within easy reach of Local Schools, Shops & Main line Station with Trains to Moorgates. Both the A10 and M25 are also easily accessible. Parking & Low rate permit parking available via local council. Good investment opportunity.

- **114 years remaining on lease**
- **Two Good sized Bedrooms with built in Wardrobes**
  - **Luxury Fited Bathroom**
- **Superb Kitchen with Granite Work Tops & Neff appliances**
  - **Dual Aspect Living Room**
- **Handy Utility Cupboard with Space for Washing Machine & Tumble Dryer**
  - **Laminate wooden floors**
  - **Close to the Village Ameities**
  - **Cuffley Train Station Near-by**
  - **Viewing Highly Recommended**



### Entrance

Hardwood entrance door to the:-

### Hallway

Laminate wooden floor. Radiator. Built in storage cupboard housing washing machine & tumble drier stacked, meters and shelving. Doors to:-

### Living Room

21' x 12'10  
Dual aspect room with double glazed windows to the front and rear. 2 x double radiators. Coving to ceiling. Laminate wooden flooring.

### Kitchen

12' x 6'3  
Double glazed window to the front. Range of wall and base fitted units with Quartz grey worktops over with uptands and splashback incorporating a underslung stainless steel sink with mixer tap and drainer grooves. Neff ceramic induction hob with Glass and stainless steel Neff extractor fan over. Neff hide and slide oven. Neff integrated eye level microwave. Built in integrated Neff dishwasher. Integrated fridge and freezer. Cupboard housing the combi-boiler. Ceramic tiled floor. Breakfast bar.

### Bedroom 1

10'10 x 10'11  
Double glazed window to the rear. Radiator. Coving to ceiling. 2 built in wardrobes.

### Bedroom 2

9' x 10'10  
Double glazed window to the rear. Radiator. Built in wardrobe. Coving to ceiling. Laminate wooden floor.

### Bathroom

Opaque double glazed window to the rear. White suite with low flush W.C. with push

button flush. Vanity wash hand basin with cupboard under and mixer tap. Shower bath with mixer tap and shower valve with hand attachment and rainhead. Glass shower screen. Chrome towel radiator. Extractor fan. Extensively tiled walls and flooring in complementary ceramics.

### Lease

114 Years Remaining

### Maintenance Costs

Approx. £589 per 6 months (base rate)

### Ground Rent

£250 PA

