



JR Sales & Lettings

**Lambs Close
Cuffley**



**£214,995
Leasehold**

A one bedroom top floor flat Situated in close proximity of the Village shops & British Rail Main line station with trains to Moorgate. Benefits include gas central heating, double glazing, separate living room & kitchen. Extended lease. Low rate permit parking available via local council. Option to retain current tenant, good investment opportunity

- **LONG LEASE**
- **DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **BATHROOM**
- **ENTRANCE PHONE SYSTEM**
- **CLOSE TO MAINLINE STATION**
- **SEPARATE KITCHEN**
- **LIFT IN BUILDING**
- **IDEAL RENTAL INVESTMENT**
- **EXTENDED LEASE**

MAIN ENTRANCE WITH INTERCOM

HARDWOOD ENTRANCE DOOR TO

HALL

Radiator. Entrance phone system. Coving and spotlights to ceiling. Tiled floor, Doors to

SHOWER ROOM

Radiator. Part tiled walls. Suite comprising: Low flush WC, Pedestal wash hand basin with mixer tap. Tiled shower cubical. Extractor fan. Covign ans spotlights to ceiling. Tiled floor

KITCHEN

Double Glazed window. Range of fitted wall and base units incorporating a stainless steel sink with drainer and mixer tap. Integrated fridge freezer. Washing machine. Electric oven with gas hob and extractor fan over. Inset spotlights. Tiled floor and tiled splash backs.

LIVING ROOM

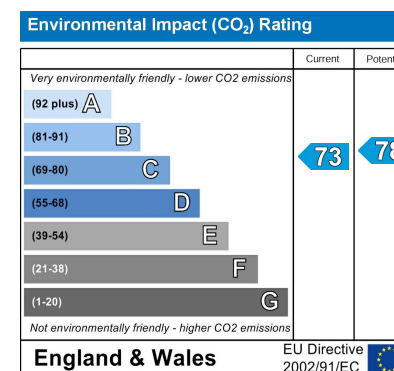
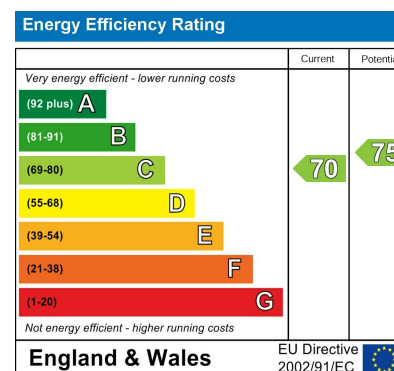
12'5 x 10'8

Two double glazed windows, Radiator, insert spotlights to ceiling. Laid to carpet. Archway to:

BEDROOM

10'8 x 8'6

Double glazed window, radiator. Built in wardrobe with cupboards over bed. Laid to carpet.





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