

Station Road, Cuffley
£424,995 Leasehold



VIEWING RECOMMENDED!

Cheshunt: Tel: 01992 621116

www.jrpropertieservices.co.uk

Cuffley: Tel: 01707 872111



JR Sales & Lettings

Offered Chain Free is this Spacious & well presented Two Double bedroom, Two Bathroom first floor apartment in this sought after Gated development in the heart of Cuffley. Benefits from en-suite shower room, Gas fired underfloor heating. Allocated parking Space. Situated a 'stone's throw' away from Cuffley mainline train station into Moorgate/Kings Cross.

• Gas Fired Underfloor Heating• Gated Entrance, Allocated Parking Space • Bathroom & En-Suite To Main• Two Double Bedrooms • Air Circulating System• Close to Cuffley British Rail • Integrated Fitted Kitchen• Ideal Rental Investment • Local amenities• Chain Free

Entrance
Via hardwood door with intercom

Hallway
Underfloor heating. Inset spotlights. Wood flooring. Good sized built in storage cupboard. Built in Utility cupboard with plumbing for washing machine & shelf for tumble dryer. Doors to:

Bedroom 1
13" x 11'5
Double glazed windows. Inset spotlights to ceiling. Door to:-

En-Suite
Double enclosed shower enclosure with chrome mixture valve with shower attachment and rain head. Low flush WC with concealed cistern. Semi Countered Wash hand basin with mixer tap and cupboards under. Chrome towel radiator. Extensively tiled walls.

Bedroom 2
14'9 x 11'
Double glazed window. Under floor heating. Inset spot lights to ceiling.

Bathroom
Panelled bath with mixer tap, shower attachment, rain head and glass shower screen. Low flush WC with concealed cistern. Countered wash hand basin with mixer tap and cupboards under. Chrome towel radiator. Under floor heating. Tiled floor. Part tiled walls in complementary ceramics. Inset spot lights to ceiling. Extractor fan.

Open planned Living Room /Kitchen
17' x 16'
Dual aspect double glazed windows. Under floor heating. Wooden flooring. Inset spot lights to ceiling & wall lights. Range of wall and base fitted units with wooden worktops

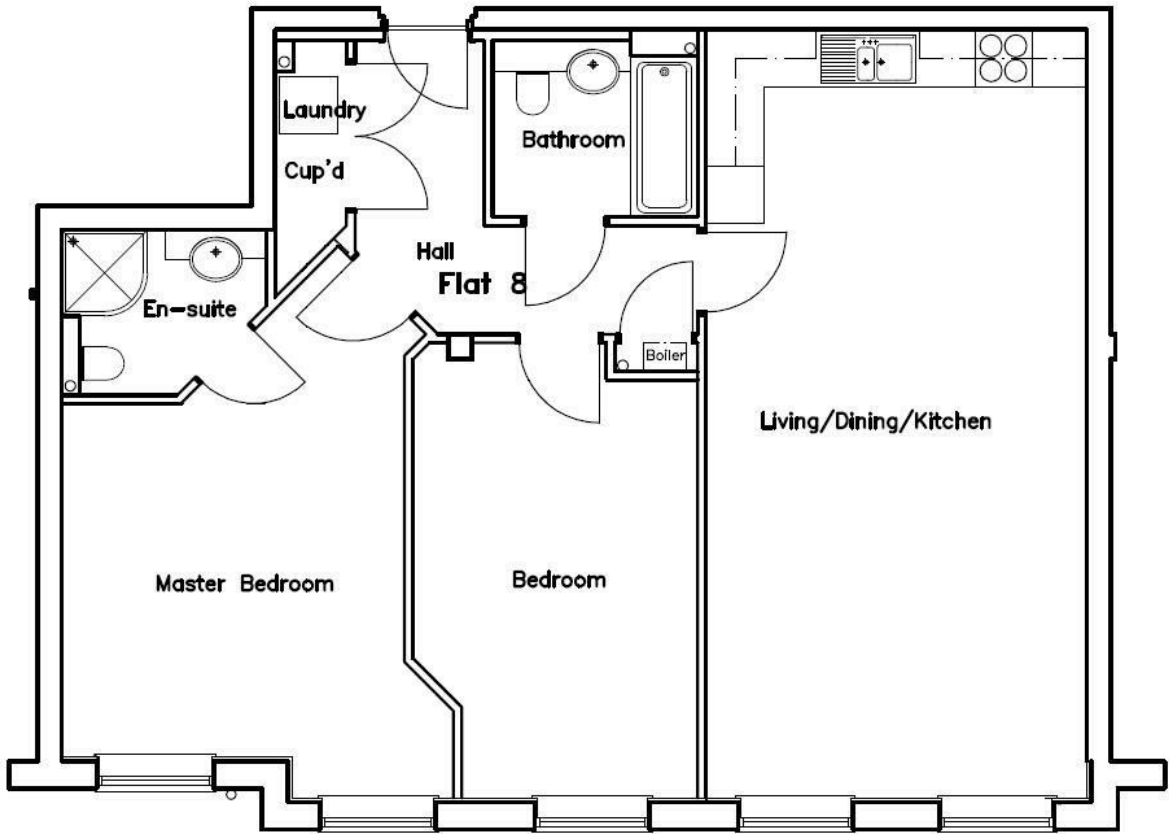
over incorporating stainless steel underslung one and a half bowl sinks. Integrated dishwasher. Integrated Fridge Freezer. Cupboard housing the boiler. Built in Oven, Ceramic four ring hob with stainless steel extractor fan over.

Lease
Approx. 113 years remaining
Ground Rent £300PA
Approx. Service Charge £2,350 PA

Parking
Gated Allocated Parking Space







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(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		
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