



JR Sales & Letting

**Barham Court
Cuffley**



£1,950 Per month

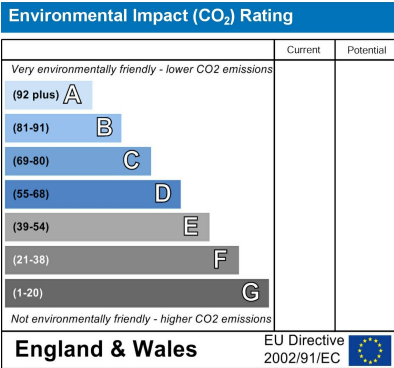
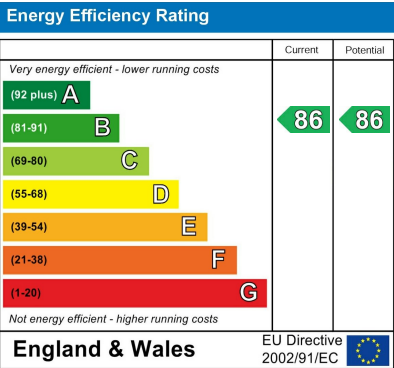
Available Immediately, Private tenants only

This modern and spacious two-bedroom ground floor apartment is situated in an exclusive development, just a stone's throw from Cuffley Mainline Train Station and local amenities.

The property has parking in a gated car park and benefits from French doors opening onto a private patio area, a feature unique to this apartment. The main bedroom includes an en-suite and fitted wardrobes, while the attractive, fully integrated kitchen and separate bathroom add to the appeal.

Early viewing is highly recommended to avoid disappointment!

- **Modern and spacious two-bedroom ground floor apartment.**
- **Located in an exclusive development close to Cuffley Mainline Train Station.**
- **Convenient access to local amenities**
- **French doors leading to a private patio area.**
- **Allocated parking space in a secure, gated car park.**
- **Main bedroom with en-suite and fitted wardrobes.**
- **Attractive fully integrated kitchen with modern finishes. Plus Utility Cupboard.**
- **Separate bathroom for added convenience.**
- **Early viewing highly recommended to avoid**



Entrance

Oak veneer entrance door to:-

Hallway

Oak laminate wooden flooring. Radiator.
Doors to:-

Utilities Cupboard

Double doors. Plumbing for washing machine. Space for tumble dryer. Wall mounted consumer unit.

Living Room/Kitchen Area

20' x 19'6
Dual aspect room with double glazed windows to the side and rear. Oak laminate wooden flooring. Range of matt taupe coloured wall and base fitted units with quartz stone worktops over. Smeg induction hob with pull out extractor fan over with glass splash back. Underslung stainless steel sink with mixer tap. Integrated dishwasher. Integrated fridge and freezer. Eye level Smeg oven. Bin storage. Cupboard housing gas boiler. Inset spotlights. Two double radiators. Wall mounted intercom phone. Double glazed French doors with surrounding windows to the:-

Garden

Although the garden is communal the patio paved area is privately owned.

Bedroom 1

18'8 x 11'5
Double glazed window to the rear. Range of fitted matt taupe coloured wardrobes. Two double radiators. Coving to ceiling.

En-Suite Shower Room

Tile enclosed double shower cubicle with mixer valve and rain head. Vanity wash hand basin with mixer tap and cupboard under. Low flush W.C with push button flush. Mirror cabinet. Shaver socket. Chrome towel

radiator. Inset spotlights. Extensively tiled in complimentary ceramics.

Bedroom 2

11'10 x 12'11
Double glazed window to the side. Two radiators. Inset spotlights to the ceiling.

Bathroom

Panel bath with mixer valve and rain head over. Vanity wash hand basin with mixer tap and cupboard under. Low flush W.C with push button flush. Chrome towel radiator. Extractor fan. Shaver socket mirror cabinet. Inset spotlights to ceiling. Extensively tiled walls in complimentary ceramics. Ceramic tiled floor.





