



JR Sales & Letting

**Lambs Close
Cuffley**

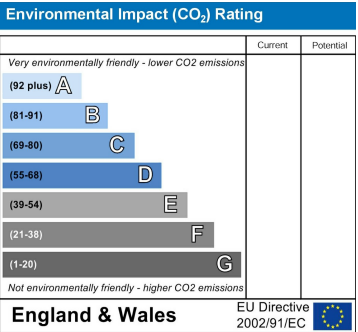
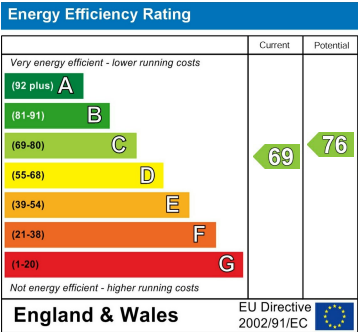


**£321,950
Leasehold**

Rare to the market, this recently redecorated and newly carpeted spacious two-bedroom ground floor flat is well presented and conveniently situated in a quiet cul-de-sac just off Station Road. Ideally located, it is just a short walk from local shops, schools, and the mainline station with direct services into Moorgate.

Both bedrooms benefit from built-in wardrobes, and further features include double glazing and gas central heating. The property is offered for sale chain free, presenting an excellent opportunity for a first-time buyer, investor, or downsizer seeking a well-positioned home with outdoor space in this desirable location.

- **Rare to the market two-bedroom ground floor flat**
- **Recently redecorated and newly carpeted throughout**
 - **Spacious and well-presented accommodation**
 - **Quiet cul-de-sac location just off Station Road**
- **Short walk to local shops, schools, and mainline station (services to Moorgate)**
 - **Both bedrooms feature built-in wardrobes**
- **Double glazing, gas central heating and blinds to all windows**
- **Offered for sale chain free – ideal for first-time buyers, investors, or downsizers**
 - **Communal Gardens**
- **114 years remaining on lease**



HALLWAY

Double radiator. Flooring laid to carpet, large storage cupboard housing meters. Coving to ceiling. Doors to:

LOUNGE

21' x 12'11
Dual aspect double glazed windows to both sides. Two Double radiators. Flooring laid to carpet. Feature fireplace. Coving to ceiling.

KITCHEN

11'10 x 6'2
Double glazed window to the side. Range of fitted wall and base units incorporating a stainless steel sink with drainer and mixer tap. Freestanding fridge freezer. Oven with hob over and breakfast bar. Extensively tiled walls.

BEDROOM 1

11'10 x 6'2
Double glazed window to the side. Double radiator. Flooring laid to carpet. Two built in wardrobes. Coving to ceiling.

BEDROOM 2

10'7 x 8'11
Double glazed window to the side. Double radiator. Flooring laid to carpet. Built in storage cupboard. Coving to ceiling.

BATHROOM

Double glazed opaque window to the side. Chrome heated towel rail. Suite comprising: low flush WC, Pedestal wash-hand basin, Panel bath with mixer tap, shower attachment and shower screen. Extensively tiled walls.

Lease

114 Years Remaining
Ground Rent £200 PA
Management Charge TBC





