

Church Close, Cuffley, EN6 4LS



Price: £315,000
Shared Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



**** Chain Free **** A rarely available great size 2 double bedroom first floor maisonette situated in a sought after quiet cul-de-sac location. This property is in need of modernising but is a fantastic purchase for a first time buyer or investor. The property has a small balcony to the front and benefits from views of farmland and a garage en-bloc.

- CHAIN FREE
- LONG LEASE
- CUL DE SAC LOCATION
- 2 DOUBLE BEDROOMS
- VIEWS
- GARAGE

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FEATURES

DESCRIPTION

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ACCOMMODATION

LOUNGE
KITCHEN
2 BEDROOMS
BATHROOM
BALCONY
GARAGE
EN-BLOC

SERVICES

MAINS DRAINAGE, ELECTRIC HEATING.

974 Years left on Lease (not verified)

There are no service charges, only a contribution to Buildings insurance, which this year was £260.66. The rent is a peppercorn.

LOCAL AUTHORITY

WELWYN AND HATFIELD COUNCIL
COUNCIL TAX BAND D

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

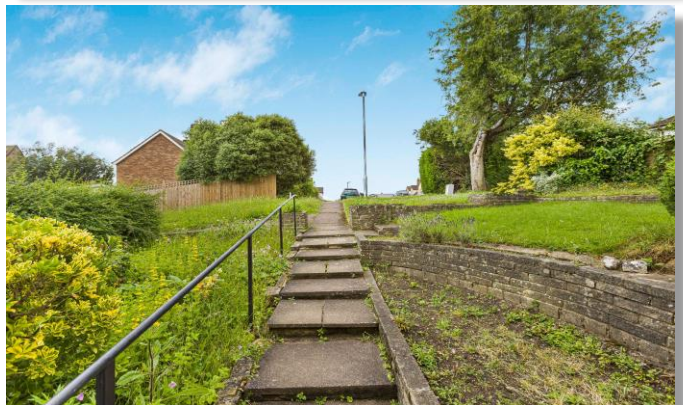
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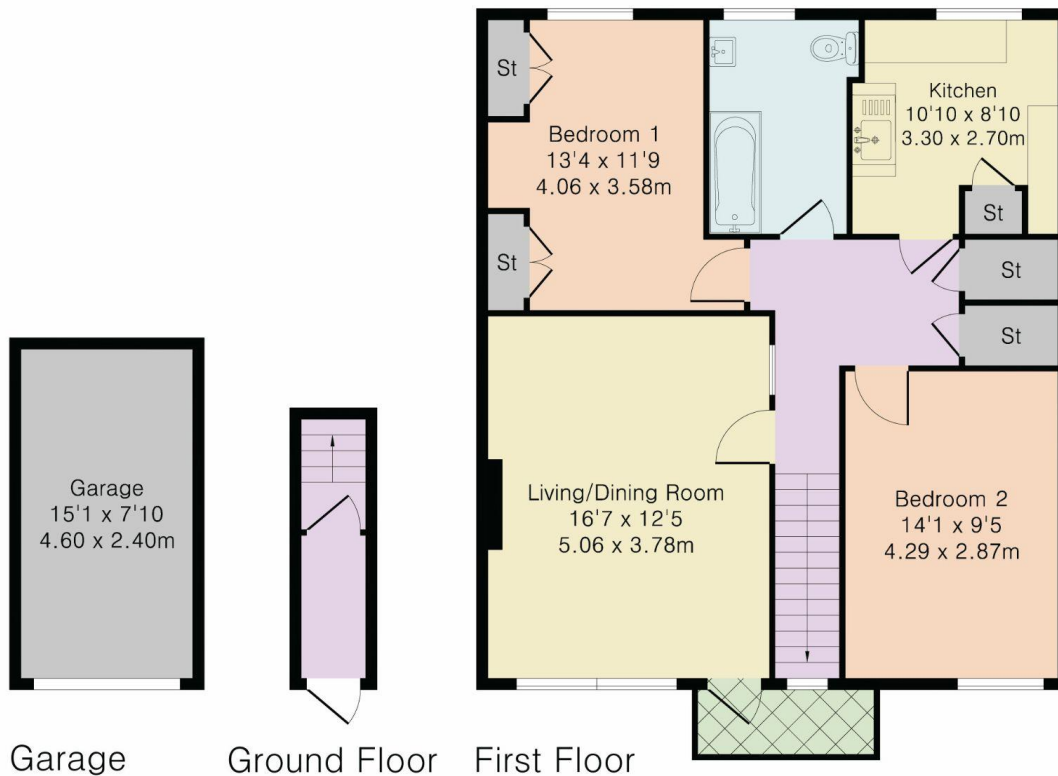
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Approximate Gross Internal Area 926 sq ft – 86 sq m
Ground Floor Area 19 sq ft – 2 sq m
First Floor Area 788 sq ft – 73 sq m
Garage Area 119 sq ft – 11 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

