



JR Sales & Letting

**Barham Court
Cuffley**



£2,400 Per month

This modern and spacious two-bedroom top 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 balcony area. The main bedroom includes an en-suite and fitted wardrobes, while the attractive, fully integrated kitchen and separate bathroom add to the appeal.

Offered unfurnished Private tenants only.

- **Modern and spacious two-bedroom top floor apartment.**
- **Located in an exclusive development close to Cuffley Mainline Train Station.**
 - **Convenient access to local amenities**
 - **French doors leading to a balcony**
- **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.**

Entrance

Community entrance system. Communal hall. Stairs and lift to all floors. Hardwood Entrance door to the:-

Hallway

Radiator. LVT wood effect flooring. Built in storage cupboard with plumbing and space for a washing machine and tumble drier. Doors to:-

Bedroom 1

Double glazed Juliet balcony window to the rear. Built in fitted wardrobes. Radiator. Inset spotlights to ceiling. Door to:-

En-Suite Shower Room

Walk in tile enclosed shower cubicle with rain head, shower valve and niche. Vanity wash hand basin with mixer tap. Low flush W.C. with push button flush. Chrome towel radiator. Inset spotlights. Extractor fan. Extensively tiled walls and flooring.

Bedroom 2

Double glazed window to the rear. Two radiators. Inset spotlights to ceiling.

Family Bathroom

Low flush W.C. with push button flush. Vanity wash hand basin with mixer tap and cupboard under. Panel bath with shower over and folding shower screen. Extensively tiled walls and flooring. Inset spotlights to ceiling. Extractor fan.

Kitchen/Living Room

Dual aspect room with two double glazed balconies with French doors and windows. Inset spotlights. Two double radiators. Laminate wooden flooring in dark oak. Range of wall and base fitted units with quartz worktops and upstands over incorporating a stainless steel underslung kitchen sink with mixer tap and drainer grooves. Integrated dishwasher. Eye level oven. Integrated fridge and freezer. Ceramic hob with glass splash backs. Extractor fan. Inset spotlights.

Parking

1 parking space.





