

Station Road, Cuffley
£1,300 Per month



VIEWING RECOMMENDED!

Cheshunt: Tel: 01992 621116

www.jrpropertyservices.co.uk

Cuffley: Tel: 01707 872111



A one Bedroom second floor flat with En-suite, Open Planned Kitchen/Living Room. Within minutes walk of Shops and Train Station (Cuffley) to Moorgate and Kings Cross.

Available Mid November, Offered unfurnished.

PLEASE NOTE: Applicants must be able to meet the referencing and affordability criteria required by our referencing provider.

Household income must be at least 30× the monthly rent (e.g. £1,000 pcm requires a minimum household income of £30,000 per annum).

Applicants will be subject to credit checks and referencing.

If a guarantor is required, their income must typically be at least 36× the monthly rent.

Self-employed applicants may be required to provide SA302s, tax returns or company accounts.

- **Ensuite to Master**
 - **Gas Heating**
- **High Street Location**
- **Close to British Rail**
- **Security Entrance Phone System**

ENTRANCE

Entrance via hardwood door

HALL

Double Radiator, Laminate flooring. Inset spot lights. Intercom entrance system. Doors to Bedroom. Open to living room

LIVING ROOM WITH OPEN PLAN KITCHEN

16'2 x 15'7

Double glazed french doors to front with Juliet balcony. Double radiator. Laminate flooring. Inset spotlights to ceiling. Range of fitted wall and base units incorporating stainless steel sink with drainer and mixer tap. Integrated electric oven with hob and extractor fan over. Integrated fridge and washer/drier.

BEDROOM

11'5 x 9'1

Double glazed window to the rear. laminate flooring. Inset spotlight to ceiling. Door to -

EN-SUITE

Chrome heated towel rail. Tiled floor. Extensively tiled walls. inset spotlights to ceiling. Suite comprising: Vanity wash hand basin with mixer tap and cupboard under, Low flush WC, Tiled shower cubicle with screen.



