



JR Sales & Letting

**Station Road  
Cuffley**



**£315,000  
Leasehold**

## Spacious 1-Bedroom Top Floor Apartment in Gated Development – Chain Free

A well-presented and spacious one-bedroom top-floor apartment in a highly sought-after gated development in the heart of Cuffley. Offered chain free, this modern home features a stylish bathroom, gas-fired underfloor heating, and an allocated parking space within a secure gated car park.

Perfectly located just a stone's throw from Cuffley mainline station, offering direct links to Moorgate and Kings Cross, this property is ideal for first-time buyers or investors seeking a prime rental opportunity.

- **Spacious & well-presented one-bedroom top-floor apartment**
- **Located in a highly sought-after gated development in the heart of Cuffley**
  - **Offered chain free for a smooth and hassle-free purchase**
    - **Modern bathroom with stylish fittings**
- **Gas-fired underfloor heating for year-round comfort**
- **Allocated parking space in a secure gated car park**
- **Just a stone's throw from Cuffley mainline station with direct links to Moorgate & Kings Cross**
- **Ideal for first-time buyers or investors seeking a great rental opportunity**
  - **Close to local shops, cafés, and amenities**
- **Viewing highly recommended – don't miss out!**

### Entrance

Hardwood oak entrance door to the:-

### Hallway

Opening skylight. Inset spotlights. Laminate oak wooden flooring. Doors to:-

### Built-in Cloaks Cupboard

Housing boiler and consumer unit.

### Bathroom

Opening skylight. Suite comprising panel bath with mixer tap, shower valve, hand attachment and rain head. Semi countered wash hand basin with mixer tap and cupboard under. Bathroom mirror. Low flush W.C. with concealed cistern. Ceramic tiled floor. Chrome towel radiator. Part tiled walls. Inset spotlights. Extractor fan.

### Main Bedroom

16'7 x 9'8  
Double glazed window to the front. Inset spotlights. Ventilation unit.

### Living Room

20'10 x 11'10 plus recess  
Double glazed windows with fitted blinds to the front. Opening skylight. Inset spotlights. Oak laminate wooden floor. Wall lights. Open planned to the:-

### Kitchen

12'8 x 10'9  
Double glazed window to the side. Opening skylight. Range of wall and base fitted units with strip wood oak worktops over. Glass splash backs. Bosch built in oven with induction hob. Stainless steel and glass extractor fan. Underslung 1 1/2 bowl sink with mixer tap. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Inset spotlights.

### Outside

Allocated parking space. Gated communal area.

Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.







