



**FIRST FLOOR FLAT
FOR SALE WITH
PARKING AND
COMMUNAL GARDEN**



JR Sales & Letting

**Station Road
Cuffley**

**£235,000
Leasehold**

Chain Free – 1 Bedroom Flat in the Heart of Cuffley Village

Situated in the heart of Cuffley Village, this well-presented one-bedroom flat is offered in good decorative order and is ideal for first-time buyers, downsizers, or investors.

The property features an open-plan kitchen and living room, a comfortable bedroom, and a modern bathroom. Residents benefit from an allocated parking space and a well-maintained communal garden.

Located just moments from the village's shops, cafes, and amenities, and with British Rail services nearby offering excellent links into London, this property combines convenience with a great village setting.

Chain free and ready to move into, early viewing is highly recommended.

- **Chain Free**
- **1 Bedroom Flat**
- **Good Decorative Order**
- **Allocated Parking Space**
- **Communal Garden**
- **Open Planned Kitchen/Living Room**
- **Bedroom**
- **Bathroom**
- **Situated in the Heart Of Cuffley Village**
- **British Rail nearby**

Communal Entrance

Security entrance system. Communal hallway with stairs to first floor. Doors to:-

Entrance

Hardwood Entrance Door to:-

Hallway

Laminate wooden flooring doors to:-

Open Planned Kitchen/Living Room

15'2 x 13'9

Georgian style double glazed windows to front. Two radiators. Laminate wooden floor. Range of wall and base fitted kitchen units with rolled edge work surfaces over incorporating stainless steel sink with mixer tap and drainer. Four Ring Gas hob with stainless steel extractor fan over. Integrated oven. Washing Machine & Under counted fridge/freezer (not warranted). Tiled splash backs.

Bedroom

11'7 x 11'

Georgian style double glazed window to the rear. Radiator. Built in wardrobe/cupboard housing Valiant combination boiler and consumer unit.

Bathroom

White suite comprising low flush WC, paneled bath with mixer tap and shower attachment. Pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator. Laminate wooden floor.

Communal Garden

Low maintenance garden with block paving, gravel and shingled areas, mature shrub border.

Allocated Parking Space

Lease

111 Years Remaining

Ground Rent:- Approx £100

Maintenance Service Charge:- Approx. £770PA







