



JR Sales & Letting

**Lambs Close
Cuffley**



£1,100 Per month

A one bedroom top floor flat Situated in close proximity of the Village shops & British Rail Main line station with trains to Moorgate. Benefits include gas central heating, double glazing, separate living room & kitchen.

Offered unfurnished Private tenants only.

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

Household income must be at least 30x 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 36x the monthly rent.

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

- Gas Heating & Double Glazing
- Heart Of Cuffley Village
- Communal Garden
- Lift To All Floors
- Close To British Rail

Communal Entrance

Lift and stairs to all floors. Door to communal garden.

Entrance

Hardwood entrance door to hallway. Coving to ceiling. Radiator. Cupboard housing meter. Dado rail. Laminate wooden floor. Wall mounted security entrance phone. Doors to:-

Living Room

10'8 x 14'7 into recess
Two double glazed windows. Radiator. Laminate wooden floor. Coving to ceiling. Door to:-

Kitchen

7'3 x 6'10
Double glazed window. Wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel one and a half bowl sink with mixer tap and drainer. Built in oven, Four ring gas hob with extractor fan over. Tiled splash backs. plumbing for washing machine. Space for integrated fridge and freezer. Cupboard housing 'ideal' boiler.

Bedroom

10'8 x 8'6
Double glazed window. Radiator. Picture rail. Coving to ceiling.

Bathroom

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

Parking

Permit parking available.



