



**Station Road
Cuffley**



**£275,000
Leasehold**

An exceptionally well-presented, chain-free two-bedroom second-floor apartment with a garage en-bloc and the benefit of an extended long lease, ideally located in the heart of Cuffley Village, just a short walk from local shops, amenities and Cuffley mainline station, offering direct services into London.

The property has been tastefully refurbished in recent years and provides bright, stylish and contemporary accommodation throughout.

Features include a modern fitted kitchen with sleek light grey cabinetry, oak-effect worktops and ample storage, together with a beautifully appointed shower room finished with extensive wall tiling. Further benefits include gas central heating, loft access providing additional storage, and well-maintained communal areas. The apartment represents an excellent opportunity for first-time buyers, downsizers or investors seeking a property in this highly sought-after village location.

Early viewing is highly recommended.

- **Chain-free sale**
- **Exceptionally well-presented two-bedroom second-floor apartment**
- **Extended long lease**
- **Garage en-bloc**
- **Sought-after location in the heart of Cuffley Village**
- **Within walking distance of local shops, amenities and mainline station**
- **Recently refurbished throughout**
- **Contemporary fitted kitchen with oak-effect worktops**
- **Modern shower room with extensive tiling**
- **Gas central heating and loft access for additional storage**

Communal Entrance

Stairs to all floors. Rear access to:-

Garage En-Block

Up and over door.

Entrance

UPVC door the:-

Hallway

Walnut effect laminate wooden flooring. Access to loft space. Built in storage cupboard/wardrobe. Contemporary grey wood effect doors to:-

Living Room

13'11 x 12'
Double glazed window to the front. Radiator. Coving to ceiling.

Kitchen/Diner

13'9 x 9'5
Radiator with decorative cover. Walnut effect laminate wooden flooring. Attractive range of wall and base fitted units with rolled edge worksurfaces incorporating a breakfast bar, and sink with mixer tap and drainer. Space and plumbing for a washing machine. Space for two undercounter fridge freezers. Built in Bosch oven with four ring gas hob over. Extractor fan. Tiled splash backs. Cupboard housing gas fired boiler.

Bedroom 1

10'1 x 13'11
Double glazed window to the front. Double radiator.

Bedroom 2

10'7 x 11'2
Double glazed window to the rear. Radiator.

Shower Room

Opaque double glazed window to the rear. Low flush W.C with concealed cistern and push button flush. Vanity wash hand basin with mixer tap and cupboard under. Walk in shower enclosure with mixer valve, hand attachment and rain head. Extensively tiled walls and flooring in complimentary porcelain. Fitted mirror with LED light. Radiator. Towel rail.

Lease

153 years remaining
Ground Rent: £15 Per Annum Pepper corn
Maintenance Charge: Approx. £100 PCM





