



JR Sales & Letting

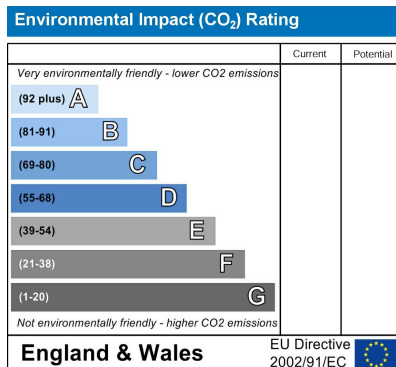
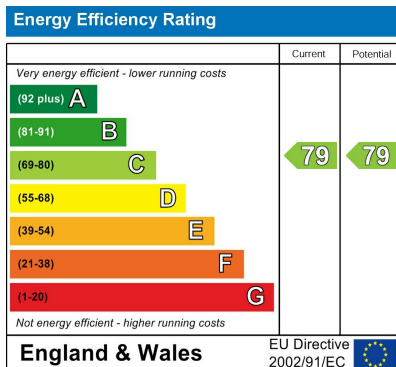
**Station Road
Cuffley**



**£399,950
Leasehold**

Offered Chain Free is this Spacious & well presented Two Double bedroom, Two Bathroom first floor apartment in this sought after Gated development in the heart of Cuffley. Benefits from en-suite shower room, Gas fired underfloor heating. Allocated parking Space. Situated a 'stone's throw' away from Cuffley mainline train station into Moorgate/Kings Cross.

- **Gas Fired Underfloor Heating**
- **Gated Entrance, Allocated Parking Space**
- **Bathroom & En-Suite To Main**
 - **Two Double Bedrooms**
 - **Air Circulating System**
- **Close to Cuffley British Rail**
- **Integrated Fitted Kitchen**
- **Ideal Rental Investment**
 - **Local amenities**
 - **Chain Free**



Entrance

Via hardwood door with intercom

Hallway

Underfloor heating. Inset spotlights. Wood flooring. Good sized built in storage cupboard. Built in Utility cupboard with plumbing for washing machine & shelf for tumble dryer. Doors to:

Bedroom 1

13" x 11'5"

Double glazed windows. Inset spotlights to ceiling. Door to:-

En-Suite

Double enclosed shower enclosure with chrome mixture valve with shower attachment and rain head. Low flush WC with concealed cistern. Semi Countered Wash hand basin with mixer tap and cupboards under. Chrome towel radiator. Extensively tiled walls.

Bedroom 2

14'9 x 11'

Double glazed window. Under floor heating. Inset spot lights to ceiling.

Bathroom

Panelled bath with mixer tap, shower attachment, rain head and glass shower screen. Low flush WC with concealed cistern. Countered wash hand basin with mixer tap and cupboards under. Chrome towel radiator. Under floor heating. Tiled floor. Part tiled walls in complementary ceramics. Inset spot lights to ceiling. Extractor fan.

Open planned Living Room /Kitchen

17' x 16'

Dual aspect double glazed windows. Under floor heating. Wooden flooring. Inset spot lights to ceiling & wall lights. Range of wall and base fitted units with wooden worktops

over incorporating stainless steel underslung one and a half bowl sinks. Integrated dishwasher. Integrated Fridge Freezer. Cupboard housing the boiler. Built in Oven, Ceramic four ring hob with stainless steel extractor fan over.

Lease

113 years and 9 months remaining

Ground Rent £300PA

Service Charge £1,818.30 PA

Parking

Gated Allocated Parking Space

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.



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