



**Station Road  
Cuffley**



**£1,395  
Per Month**

A beautifully recently refurbished one-bedroom apartment ideally positioned on Station Road. Finished to a high standard throughout, the property benefits from a brand new kitchen and bathroom, new flooring, and full redecoration, offering modern and comfortable living.

The property comprises a bright living room open-plan to the kitchen, a spacious double bedroom with built-in storage, and a contemporary bathroom suite. Accessed via a composite front door, the apartment is well laid out and perfect for professionals or couples seeking a well-presented home in a convenient location.

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 30× 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 36× the monthly rent.

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

• **Recently refurbished throughout**

- **Brand new modern kitchen with integrated appliances**
- **Contemporary bathroom with shower cubicle and chrome heated towel rail**
- **Spacious double bedroom with built-in storage cupboard**
- **Bright and airy living room with service hatch to kitchen**
  - **New laminate flooring throughout**
  - **Newly decorated in neutral tones**
- **Double glazed windows providing good natural light**
  - **Private entrance via composite door**
- **Convenient Station Road location close to local amenities and transport links**

**Entrance**

Accessed via a composite front door with opaque glazed side panel. Laminate flooring, radiator and storage cupboard housing the meter. Provides access to all rooms.

**Bathroom**

Modern suite comprising pedestal wash hand basin with mixer tap, low flush WC, and enclosed shower cubicle. Part tiled walls, laminate flooring, chrome heated towel rail and double glazed opaque window to the front.

**Bedroom**

14'10 x 9'7  
Spacious double bedroom with double glazed window to the front, double radiator, laminate flooring and built-in storage cupboard.

**Living Room**

14'10 x 11'2  
Bright and well-proportioned living space with

double glazed window to the front, double radiator and laminate flooring. Serving hatch into the kitchen.

**Kitchen**

18'8 x 9'7  
Newly fitted modern kitchen with a range of wall and base units with roll edge worktops over. Incorporating a stainless steel sink with mixer tap, integrated fridge freezer, electric oven and hob with extractor fan over, dishwasher and washing machine. Double glazed window to the front, radiator and laminate flooring.







