



JR Sales & Letting

**Mansfield Place  
Cuffley**



**£499,950  
Leasehold**

Offered Chain Free is this beautifully presented & Spacious Two Double Bedroom first floor apartment situated in this exclusive private gated development which is a 'stones throw' from Cuffley Train Mainline Station and all local amenities. The modern décor features porcelain tiled flooring with under floor heating. Quartz worktops, Balcony, Luxury En-Suite & Bathroom. An early viewing is highly recommended to save disappointment!

- **Modern Aluminium Double Glazed Windows & Bi-folds**
  - **Chain Free - Balcony**
- **Open Planned Kitchen/Dining Room/Living Room**
  - **Two Large Bedrooms**
  - **Luxury En-Suite & Bathroom**
  - **Underfloor Heating Throughout**
    - **Porcelain Flooring**
  - **Private Gated Entrance & Parking**
  - **Close to Local Amenities & British Rail**
- **Quality Fitted Kitchen with Quartz Stone Work Tops**

**Entrance**

Hardwood entrance door to the hallway. Porcelain tiled floor with underfloor heating. Built in cupboard with meter. Inset spotlights with video/phone security entrance. Oak veneer doors to:

**Living Room/Kitchen**

26'5 x 23'7 maximum measurement Triple aspect room with double glazed window to the rear, Aluminium bi-folding doors to balcony and front, and high level opaque double glazed windows to the side. Balcony has glass and stainless steel balustrade. Porcelain tiled floor throughout with underfloor heating. Inset spotlights to ceiling. Dining area. Kitchen has gloss white wall and base fitted units with Quartz stone work surfaces over with built in breakfast bar. Incorporating a stainless steel underslung sink, drainer groves and mixer tap. Built in Siemens oven. Four ring gas hob with extractor fan over. Built in Siemens microwave. Integrated fridge freezer and dishwasher. Cupboard housing a boiler. Oak Veneer glazed double doors to the Hallway.

**Master Bedroom**

22'9 x 13'0 Aluminium double glazed feature corner window and bi-folding door with Juliette balcony. Inset spotlights to ceiling. Under floor heating. Door to:-

**Luxury Fitted En-Suite**

Opaque double glazed window to the side. Panel bath with mixer tap and shower attachment. Wall mounted wash hand basin with mixer tap. Wall hung toilet with push button flush. Wall mounted bathroom mirror with lighting. Double shower cubicle with mixer valve, shower attachment and rain head. Chrome towel radiator. Extractor fan to ceiling. Inset spotlights. Porcelain tiled floor with under floor heating.

**Bedroom 2**

13'1 x 12'10 Aluminium bi-folding doors with Juliette balcony to the rear. Inset spotlights to ceiling.

**Family Bathroom**

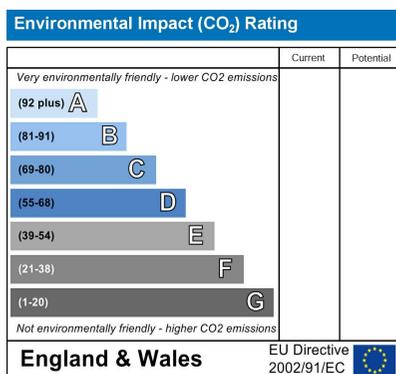
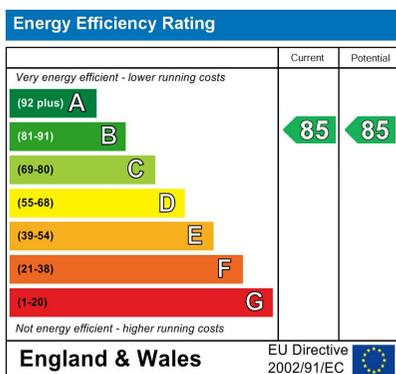
10'5 x 5'3 Opaque double glazed window to the side. Shower bath with mixer tap and shower attachment and rainhead. Wall mounted chrome radiator. Wall mounted vanity wash hand basin with mixer tap and cupboards under. Wall hung W.C with push button flush. Extensively tiled walls. Extractor fan. Inset spotlights. Bathroom mirror with lightening. Porcelain tiled floor with under floor heating.

**Outside**

Allocated parking space plus visitor parking. Gated car park.

**Lease/Charges**

114 Years Remaining. Maintenance £185 pcm. Ground rent £250 pa.







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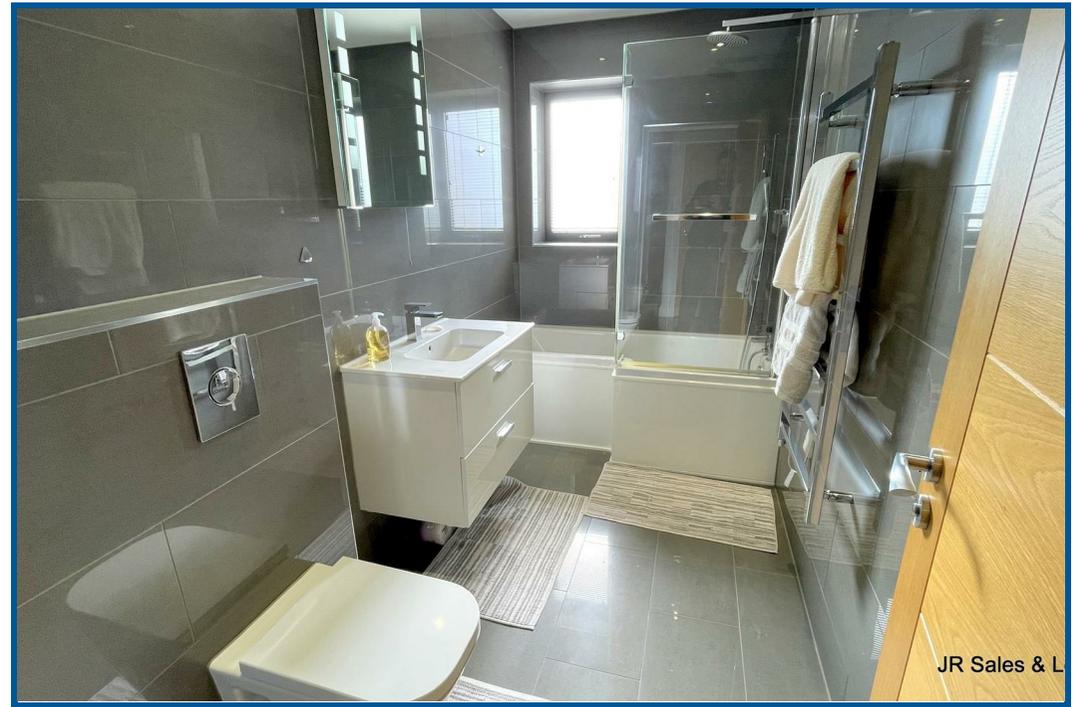
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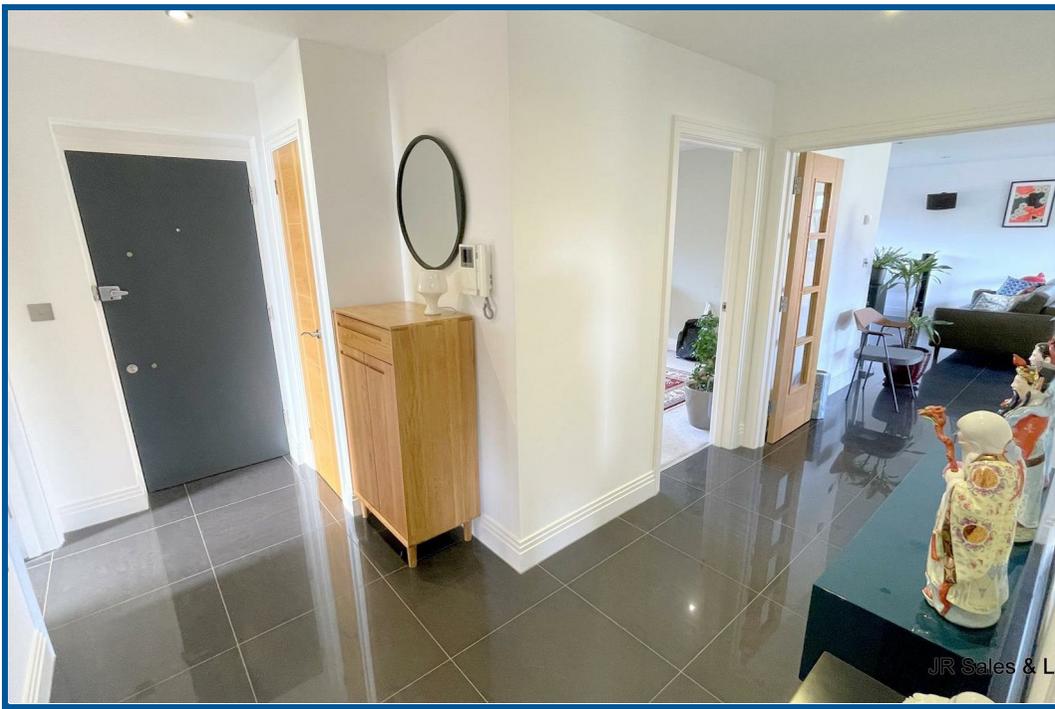


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**FIRST FLOOR**  
Approx. 114.9 sq. metres (1236.6 sq. feet)

