



JR Sales & Letting

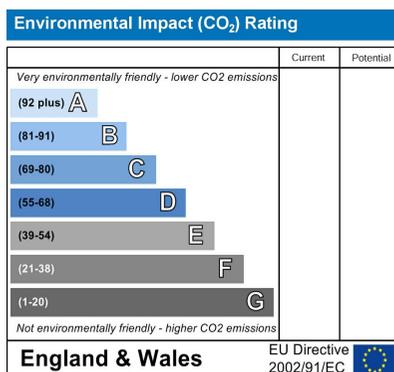
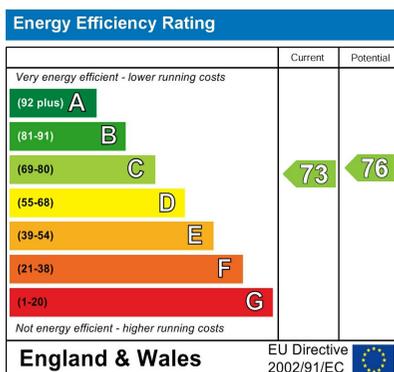
**Lambs Close
Cuffley**



**£209,995
Leasehold**

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. Low rate permit parking available via local council. Ideal 1st time buyer purchase or good rental investment opportunity.

- Chain Free
- Very presentable
- Gas Heating & Double Glazing
 - Lift To All Floors
- Great Rental Investment
 - Ideal 1st Time Buy
 - Close To British Rail
 - Parking Available
 - Communal Garden
- Heart Of Cuffley Village



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.

Lease

Tenure: Leasehold
Lease Start Date: 10 Nov 2022
Lease End Date: 25 Jun 2121
Lease Term Remaining 95 years

