

Estate Agents • Lettings • Land & New Homes



# 17 Barham Court Station Road, Cuffley, Potters Bar, EN6 4HY

## Offers In Excess Of £535.000

Situated on the top floor of 'Barham Court, Cuffley' is this stunning two bedroom apartment. The accommodation spreads over 1200 square feet comprising of an open plan living area, modern kitchen, balcony offering countryside views, two double bedrooms, modern bathroom and en-suite as well as storage including it's own loft space. This apartment comes with two gated parking spaces and the use of the communal gardens.

Barham Court' is walking distance to 'Cuffley Train Station' which offers direct links into Londor'

In addition to this, many shops, restaurants and other eateries are only a short distance away on 'Station Road

Call now to avoid disappointment







## **Entrance Hall**

Doors leading to all rooms and two storage cupboards

# **Open Plan Living Area**

Spacious Open Living Area with window and French doors to Balcony.

## Kitchen Area

Modern Kitchen comprising of eye and base level units with worksurfaces throughout with all appliances integrated. Open aspect to living space.

# **Bedroom One**

17' x 12' (5.18m x 3.66m)

Fitted wardrobes and Juliet balcony, door to En-Suite.

## **En-Suite to Bedroom One**

Fully tiled with shower cubicle and shower over, closed couple wc with vanity hand basin.

# **Bedroom Two**

13' x 10' (3.96m x 3.05m)

Window.

## **Bathroom**

Fully tiled bathroom with panel enclosed bath and shower over, closed couple wc w

Wonderful countryside views.

# **Parking**

**Balcony** 

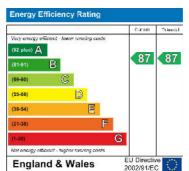
Two gated spaces to rear

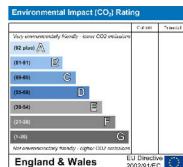
## **Communal Gardens**

For use of all residents.

# REFERENCE

CH6487 EB/EB/PL LANES CHESHUNT ESTATE AGENTS





TOP FLOOR



## IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide







