



Cheshunt: Tel: 01992 621116

[www.jrpropertieservices.co.uk](http://www.jrpropertieservices.co.uk)

Cuffley: Tel: 01707 872111



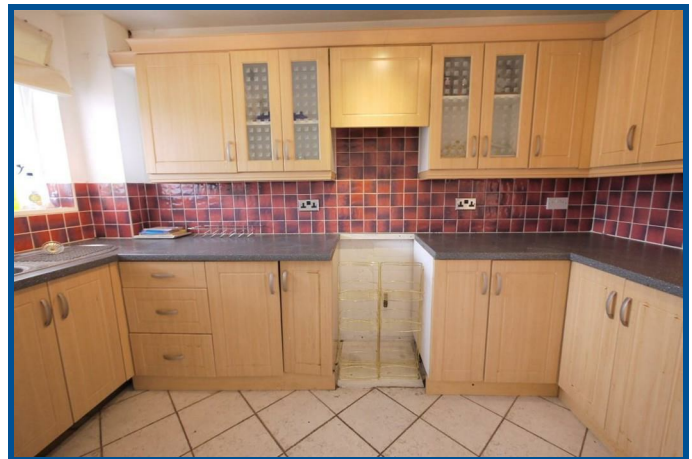
## MAYNARD PLACE CUFFLEY

A good sized 2nd floor flat which is ideally situated in the heart of the village & is within easy walking distance of the local schools, shops & mainline station into Moorgate. Both the A10 & M25 are easily accessible.

- GAS HEATING
- KITCHEN
- OWN GARAGE
- DOUBLE GLAZING
- 2 DOUBLE BEDROOMS
- LONG LEASE
- 20' LIVING ROOM
- WHITE BATHROOM SUITE

### £219,995 LEASEHOLD

**VIEWING RECOMMENDED!**



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT  
email: [cuffley@jrpropertieservices.co.uk](mailto:cuffley@jrpropertieservices.co.uk)

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ  
email: [cheshunt@jrpropertieservices.co.uk](mailto:cheshunt@jrpropertieservices.co.uk)

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Enter via double glazed door:-

**RECEPTION HALLWAY:-**

Laminated wood flooring. Radiator. Coving to the ceiling.

**LOUNGE:-**

20'8 x 9'8

Double glazed windows to the rear. Built-in storage cupboard. Laminated wood flooring. Radiator. Coving to the ceiling.



**KITCHEN:-**

11'11 x 6'2

Double glazed window to the front. A range of floor and wall storage cupboards with fitted worktops and tiled splashbacks. Stainless steel sink with mixer tap and cupboard under. Plumbing for washing machine and gas cooker. Free standing fridge. Wall mounted 'Worcester' boiler.



**BEDROOM 1:-**

12'4 x 8'7

Double glazed windows to the rear. Fitted mirror fronted wardrobes. Radiator. Coving to ceiling



**BEDROOM 2:-**

10'3 x 8'8

Double glazed windows to the front. Radiator. Coving to ceiling.



**BATHROOM:-**

Enclosed bath with mixer tap and hand held shower attachment. Pedestal wash hand basin. Low flush WC. Part tiled walls. Skylight window to ceiling. Radiator.



**OUTSIDE**

**GARAGE:-**

En-bloc close by with up and over door.

**INFORMATION:-**

Lease 144 Years

Council Tax Band C (2015/16 £1370.96)

Maintenance Approx. £760.00 per year

Ground Rent Approx. £75 per year