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Cuffley: Tel: 01707 872111



JR PROPERTY SERVICES 2016

## RUSSELLS RIDE CHESHUNT

A well presented & spacious two double bedroom split level maisonette. Benefits include refitted bathroom & kitchen. Double glazing & Gas combi boiler. Ideally situated close to Zone 8 British Rail, Schools & the Old Pond shopping & leisure facilities. Viewing highly recommended!

- Chain Free
- Refitted Kitchen
- Hallway
- Double Glazing
- Refitted Bathroom
- Storage Shed
- Gas Heating
- Lounge/Dining Room
- Close to British Rail & Amenities

### £260,000 LEASEHOLD

**VIEWING RECOMMENDED!**



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### Entrance

Opaque double glazed entrance door with matching side windows.

### Hallway

Stairs to first floor. Radiator. Doors to:-



### Lounge/Dining Room

15'2 x 14'1 (4.62m x 4.29m)

Double glazed window to front aspect. Coving to ceiling. Feature fireplace with marble surround and hearth. Built in storage cupboard under stairs housing meters.



### Kitchen

9' x 8'1 (2.74m x 2.46m)

Double glazed window to rear aspect. Ceramic tiled floor. Wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Tiled splash backs. Integrated oven with ceramic hob and stainless steel extractor fan over. Space for tall fridge freezer. Plumbing for washing machine.



### Landing

Access to part board loft space with light via pull down ladder. Doors to:-



### Bedroom 1

15'2 x 10'2 (4.62m x 3.10m)

Double glazed window to front aspect. Radiator



### Bedroom 2

13' x 8'8 (3.96m x 2.64m)

Double glazed window to rear aspect. Radiator. Built in storage cupboard.



### Bathroom

Opaque double glazed window to front. Radiator. Inset spot lights. Extensively tiled walls. Suit comprising;- panel bath with mixer tap and shower over, low flush WC and a vanity wash hand basin with cupboards under.



### Storage Shed

Handy purpose build storage shed.

### Lease

Approx 91 years remaining.

Ground Rent £10 PA

Maintenance £57 PCM