

LEASEHOLD



Apartment

# FLAT 22, BARHAM COURT 80A BARHAM COURT, STATION ROAD, CUFFLEY, EN6 4HY

Price

## £475,000

### FEATURES

- Stylish two-bedroom apartment
- Private balcony with views
- Modern family bathroom
- Communal gardens
- Open-plan kitchen and living
- En-suite in principal bedroom
- Neutral décor throughout
- Built in 2016, modern style



**Robert Adam  
Estate Agents**

# 2 Bedroom Apartment located in Cuffley

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Council Tax Band

E

Barham Court, Cuffley – One of the best Two Bedroom Apartment with En-Suite, Balcony & Parking

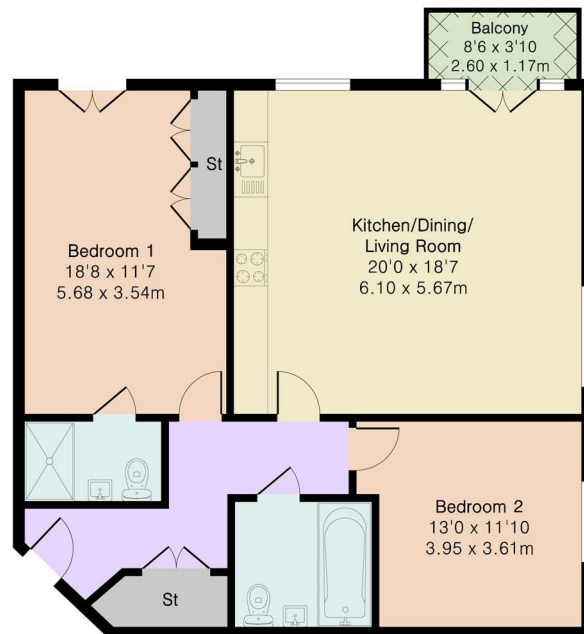
A beautifully presented two double bedroom apartment set within the highly regarded Barham Court development, offering modern living in a well-maintained and conveniently located setting.

The property features a bright and spacious open-plan kitchen, dining and living area, creating a versatile space ideal for both everyday living and entertaining. Double doors lead out onto a private balcony, providing a pleasant outlook and a great place to unwind.

There are two generously sized double bedrooms, including a principal bedroom with a contemporary en-suite shower room, alongside a separate modern family bathroom, both finished in a clean and stylish design.

The apartment is presented in excellent condition throughout, with a neutral interior, quality fittings and plenty of natural light, making it ready to move straight into.

Approximate Gross Internal Area 978 sq ft - 91 sq m



Third Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

