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## Lambs Close, Cuffley, Potters Bar, Hertfordshire EN6 4HB

### £300,000 Leasehold

- Chain free
- Walking distance to Cuffley Station
- Communal gardens
- Residential parking
- 100+ year lease
- Ideal opportunity for first time buyers and investors

\*\*GUIDE PRICE £300,000 - £315,000\*\*

Lambs Close is a chain free, spacious two bedroom top floor apartment in Cuffley. The property is situated within walking distance to Cuffley Station and local amenities. The flat has lift access and residential parking. This is an ideal opportunity for first time buyers and investors!

\*170 years approximately remaining on lease. Council tax band is B. Service charge approximately £1,500 per annum. Ground rent approximately £150 per annum\*



