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Mansfield  
Place,  
Tolmers Rd  
Cuffley

**STATONS  
BROOKMANS  
PARK  
01707 661144**

# Mansfield Place, Tolmers Road, Cuffley EN6 4HR

- ❖ NO ONWARD CHAIN. This modern, bright and spacious two bedroom apartment is located on the first floor of this wonderful gated development situated just moments from Cuffley Station and village shops. There is a contemporary 24' open plan living area/kitchen, two bedrooms with en-suite to the principal bedroom as well as a family bathroom.
- ❖ Entrance to the development is via electric security gate, there are lovely communal gardens and two allocated parking spaces.
- ❖ Located within a short walk of Cuffley Village which provides local shops, doctors, dentists surgeries and Cuffley mainline station with regular services to Moorgate in 35 minutes.

























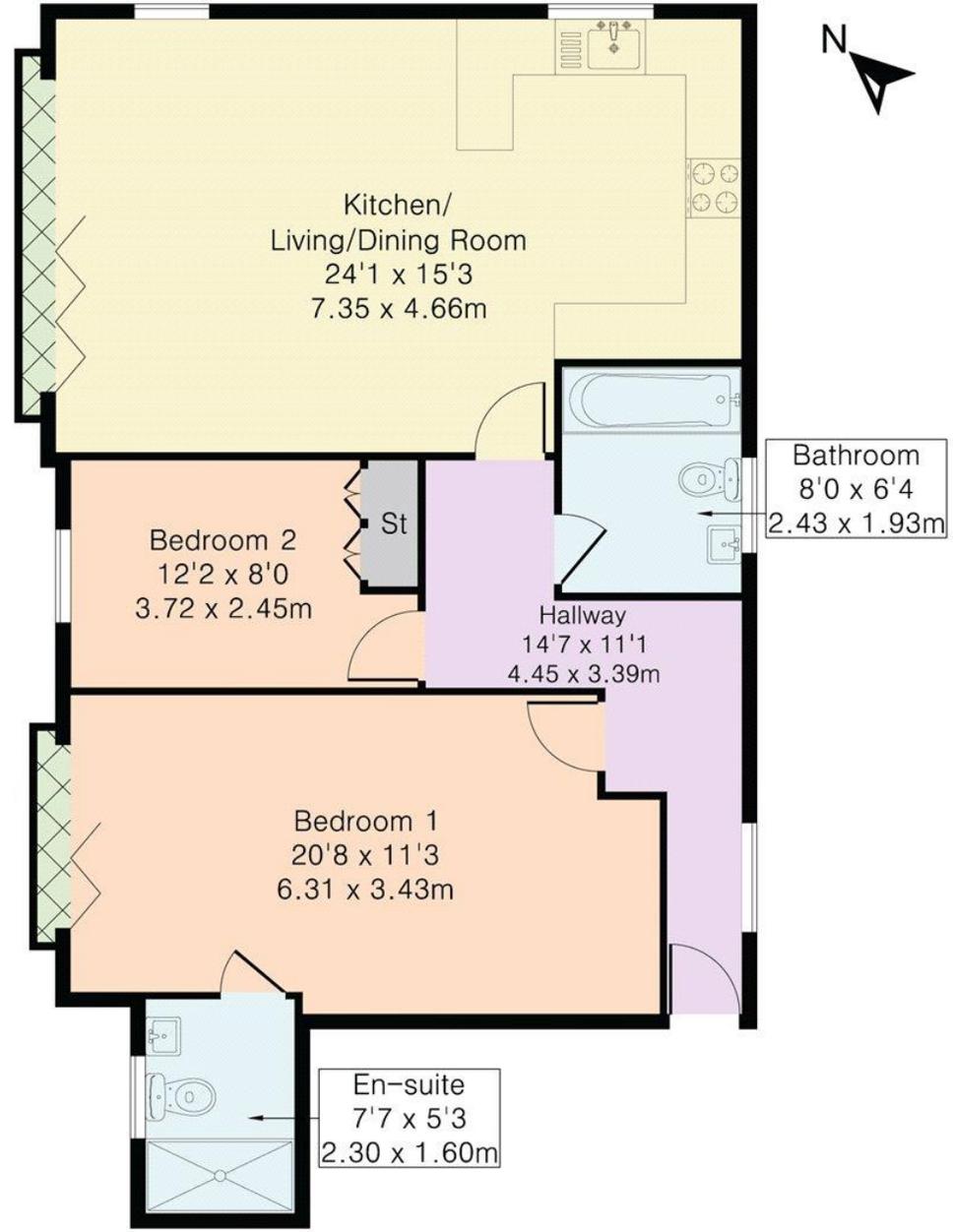
# Approximate Gross Internal Area 871 sq ft - 81 sq m

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

Local Authority: Welwyn & Hatfield  
 Council Tax Band: D  
 LEASEHOLD



**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



First Floor



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