

Barons Keep

Lambs Close Cuffley Hertfordshire



Barons Keep

Two luxury appointed executive apartments situated in the desirable village of Cuffley, conveniently located close to Village shops and Cuffley BR Station.

The interior of the apartments have been designed to be equally compatible with stylish entertaining and luxurious living and are to a high specification.



Directions

Cuffley has excellent travel connections with junction 25 of the M25, only a few minutes drive away. Cuffley Train Station has direct access to London Kings Cross and Moorgate station via Finsbury Park

Distance assistance in km

Cuffley BR Station.....	2
M25	5
A1	8
Hertford	10

Approximate distance



Barons Keep is a unique luxury development of only two exclusive two bedroom, two bathroom apartments with Balcony all meticulously planned and professionally built to the highest standards. With the finest interiors and private balconies, they offer luxurious living within one of the most desirable locations in Hertfordshire. Cuffley offers an established residential area set in a charming, semi-rural location only a short journey from London.

As you would expect, communications are excellent. Cuffley is only five km from Junction 25 of the M25 and equidistant from the M1, A1 and M11 making access to London and international airports easy. The British rail stations of Cuffley (terminating at Kings Cross)

Shopping in the borough is excellent with high street names at the nearby Brookfield Farm retail park and Cheshunt. Additionally, small exclusive designer boutiques can be found in Cuffley and of course there is always London's West End, Just a short train journey from Barons Keep.

Cuffley is surrounded by undulating countryside popular for horse riding, nature walks, picnics and fishing with several golf courses including those at Cheshunt, Brookmans Park etc. Leisure activities are plentiful with sports centers, health clubs, spa's and swimming pools all located within close vicinity.

First Floor One

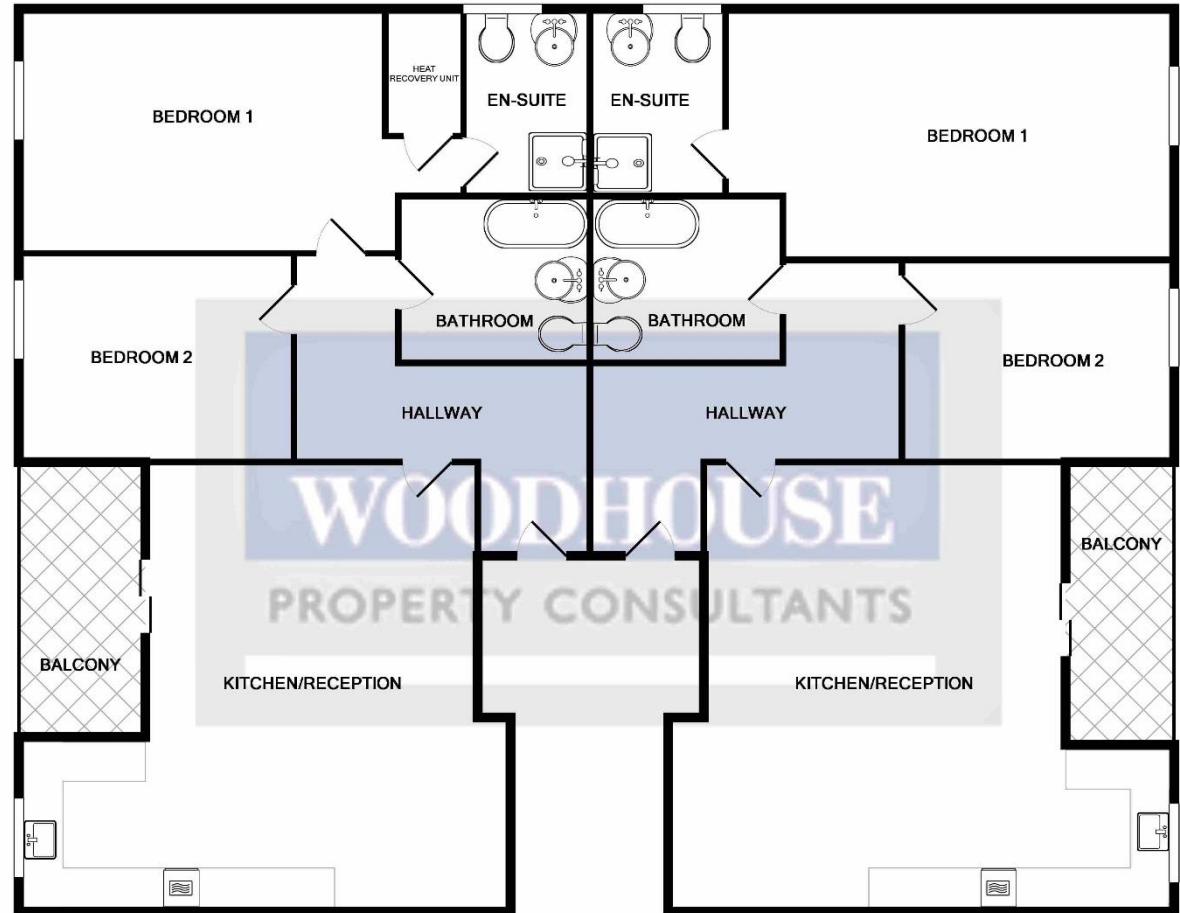
Dimensions

Living Room	5.1m x 5m
Kitchen Area	6.6m x 2.6m
Bedroom 1	5.8m x 3.1m
Ensuite	2.2m x 1.8m
Bedroom 2	4m x 2.8m
Family Bathroom	2.4m x 2.3m
Balcony	4.5m x 1.3m

First Floor Two

Dimensions

Living Room	5.1m x 5m
Kitchen Area	6.6m x 2.6m
Bedroom 1	5.8m x 3.1m
Ensuite	2.2m x 1.8m
Bedroom 2	4m x 2.8m
Family Bathroom	2.4m x 2.3m
Balcony	4.5m x 1.3m



Please note: All measurements are from architectural plans and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Please ask for details regarding your specific plot.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Barons Keep

Specifications



Luxury kitchen

- Individually designed and crafted high gloss kitchen
- Quartz worktop with Quartz upstand
- Stainless steel undermount sinks with chrome taps
- Stainless steel extractor
- Integrated appliances comprising Neff oven and induction hob, Neff compact oven/microwave, Hotpoint Extra Silent washing machine/dryer, Hotpoint fully integrated dishwasher & fridge freezer
- Laminate Flooring

Quality bathrooms

- Luxury white bathroom suites with complementary chrome taps and fittings
- Thermostatic controlled showers in main and en-suite bathrooms
- Heated towel rails in all bathrooms
- Vanity units to main bathroom and en-suite
- Porcelain tiled floor covering in en-suites and main bathrooms
- Porcelain Fully tiled walls
- En-suite wet room

Heating, insulation & water services

- Gas fired Worcester Bosh condensing boiler central heating system to underfloor heating with thermostatic controls to each room
- Electronic programming for heating and hot water system
- Heat Recovery Unit to Apartment One
- Insulated to NHBC standards
- Sealed unit double glazed UPVC windows and sliding Doors to Balcony

Internal features

- Glass Balustrade to communal staircase
- Roof Light to Dining Area
- White doors throughout with contemporary door furniture
- Laminate flooring to lounge and dining areas
- Bedrooms Fully Carpeted
- Smooth white ceilings
- Emulsion to walls
- Satin wood woodwork finish



Electrical

- Stainless Steel light switches and power points recessed throughout
- Low voltage down lights throughout
- Automatic lighting to communal areas
- External lighting will be provided

External features

- Barons Keep has been carefully designed to capture modern living
- Private Balcony
- Comprehensive landscaping is provided to communal grounds
- Each apartment to have 1 allocated parking spaces
- Secure Cycle Store with Electric Roller Door
- Carparking area to have external lighting

Security & peace of mind

- Security alarm system with movement sensors
- Video entry system
- Smoke detectors
- External security lighting
- NHBC 10 year Warranty

NEW 125 Year Leases

Agents Details

