





## Myles Court, Goffs Oak, EN7 5PP

Situated in the highly sought after area of GOFFS OAK, this BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR FLAT with a 990 plus year lease in an exclusive development and benefits from an EN-SUITE to the master bedroom with another separate cloakroom, spacious LOUNGE and SEPARATE kitchen. The flat also enjoys FAR REACHING VIEWS OVER THE FIELDS and both communal gardens and ALLOCATED PARKING. The property is within CLOSE PROXIMITY to Cuffley village and mainline station into LONDON.

### Key features

- Exclusive Development
- Situated In Goffs Oak
- Separate Cloakroom
- Communal Gardens
- Far Reaching Views Over Fields
- Ground Floor Flat with 900 plus Yr Lease
- En-Suite To Master
- Allocated Parking

### Property Information

Tenure

Share of Freehold

Council Tax

C

EPC Rating

C

Local Authority

Broxbourne Borough Council

Lease Length

990 years

Service Charge & Ground Rent

£1400 per year - £85 per year



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Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed



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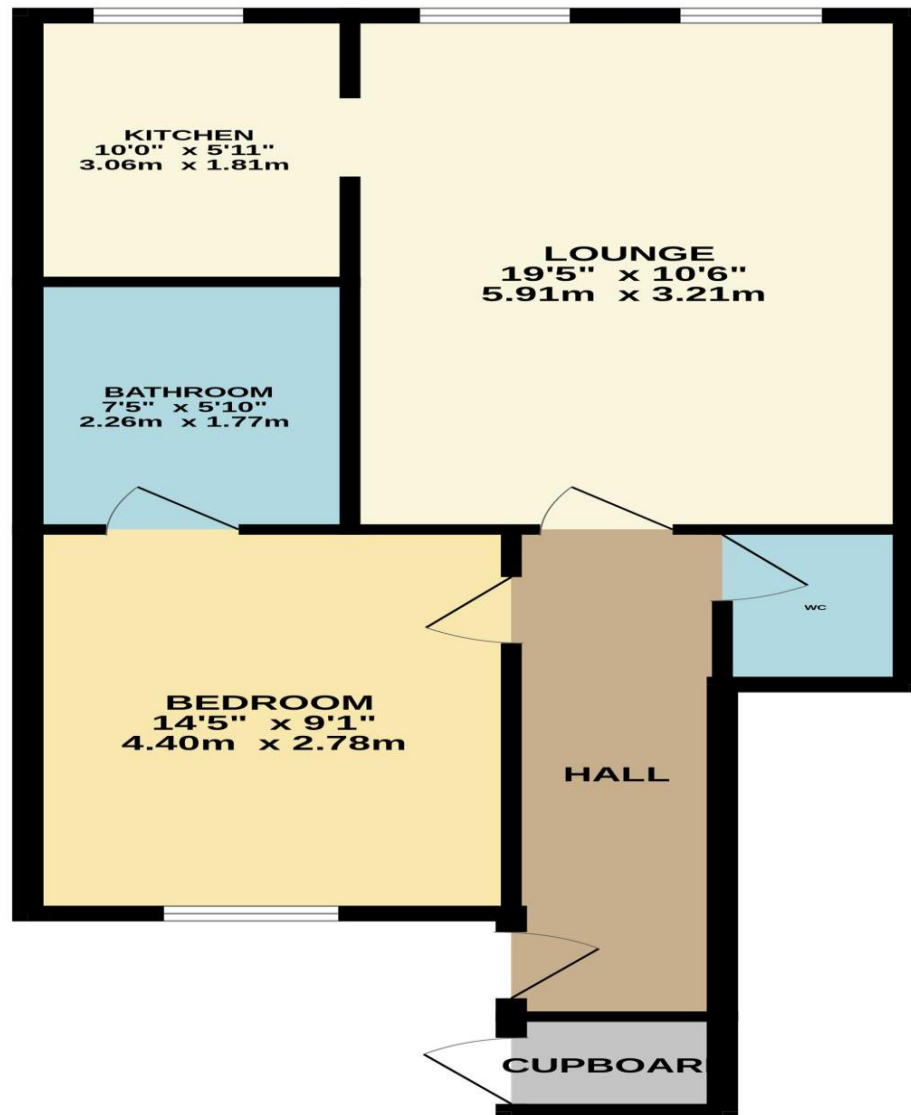








GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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