

# YE OLDE DAIRY

## FUTURE INVESTMENT OPPORTUNITY

FREEHOLD FOR SALE

YE OLDE DAIRY, YE CORNER, BUSHEY, WD19 4FU



## EXECUTIVE SUMMARY

- Conveniently located 158 meters from Bushey Station
- 19 apartments built to a high specification
- £6,000,000 for the Freehold interest
- Estimated annual rental income of £387,000

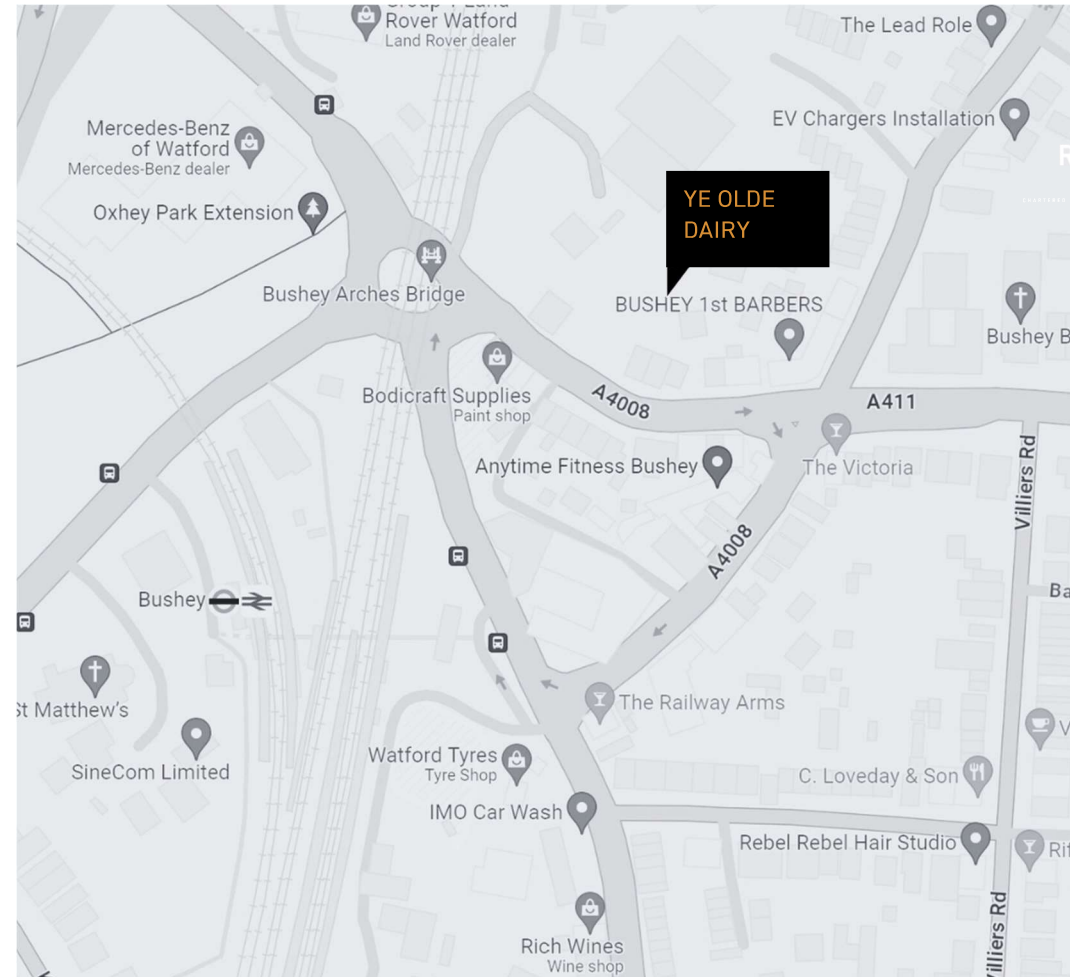


## LOCATION

Ye Olde Dairy is conveniently located 158 meters from Bushey Station which is on the main line into London Euston and Atria Watford is 0.65 miles which offers a plethora of retail facilities. Whilst this is a car free development it is situated only 1.6 miles from Junction of the M1 and 3.2 miles from Junction 19 of the M25.

## DESCRIPTION

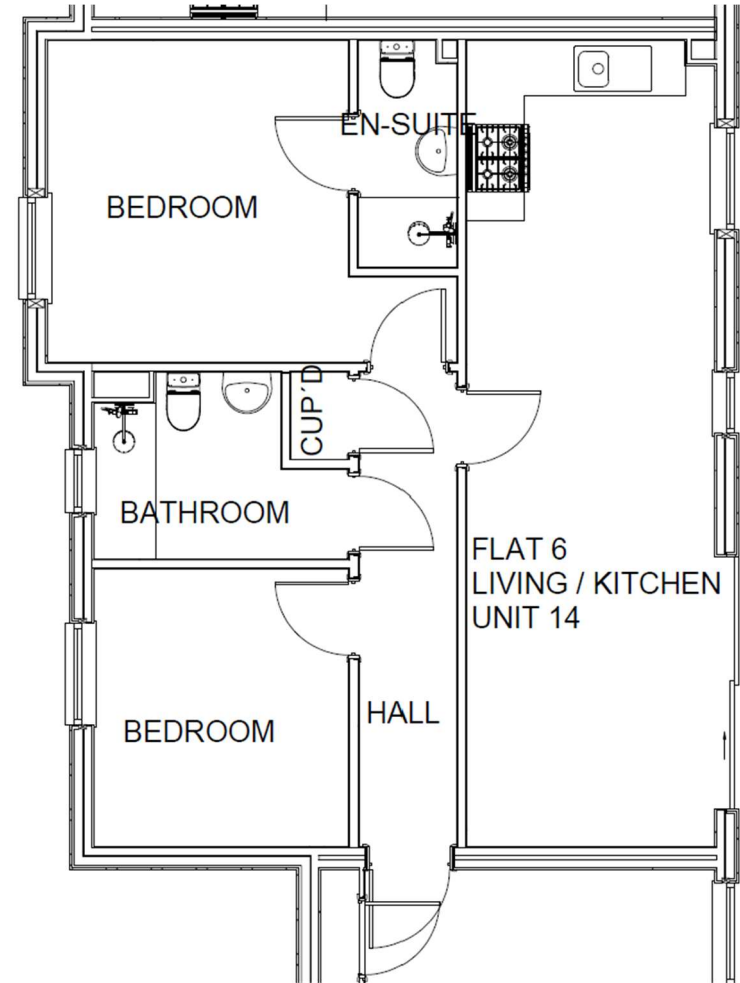
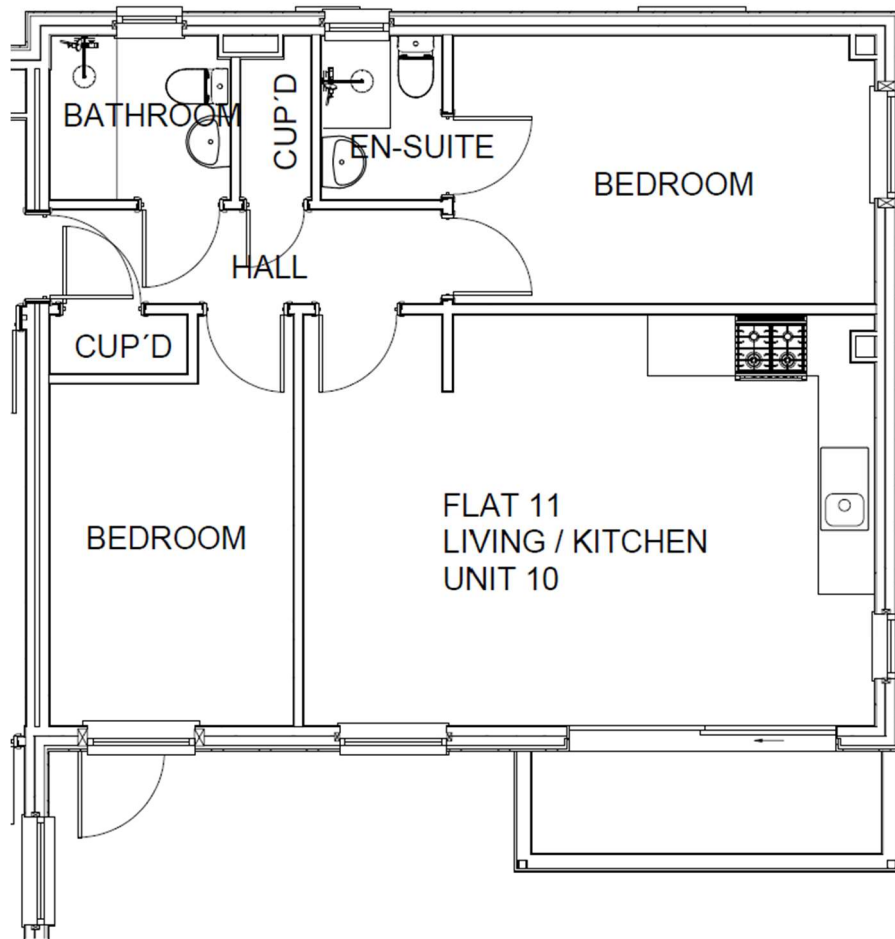
A fantastic opportunity to acquire 19 brand new purpose built apartments and the complete freehold 158 meters from Bushey Station. Ye Olde Dairy is a development comprising of three 1 bedroom apartments and sixteen two bedroom apartments across two blocks. The development is a parking free scheme due to the location to local transport and amenities and is accessed between 8 & 9 Ye Corner. All apartments have been built to a high specification consisting of integrated appliances in the kitchen and porcelain tiles to the bathroom areas with many apartments offering large private outdoor space.

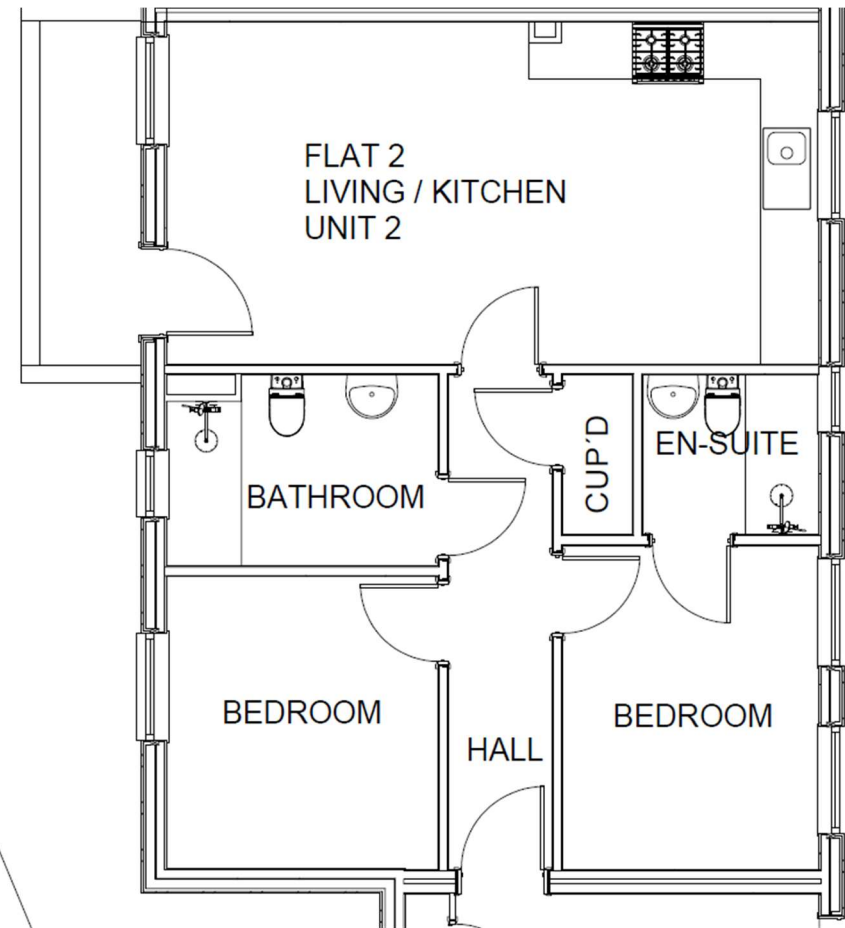
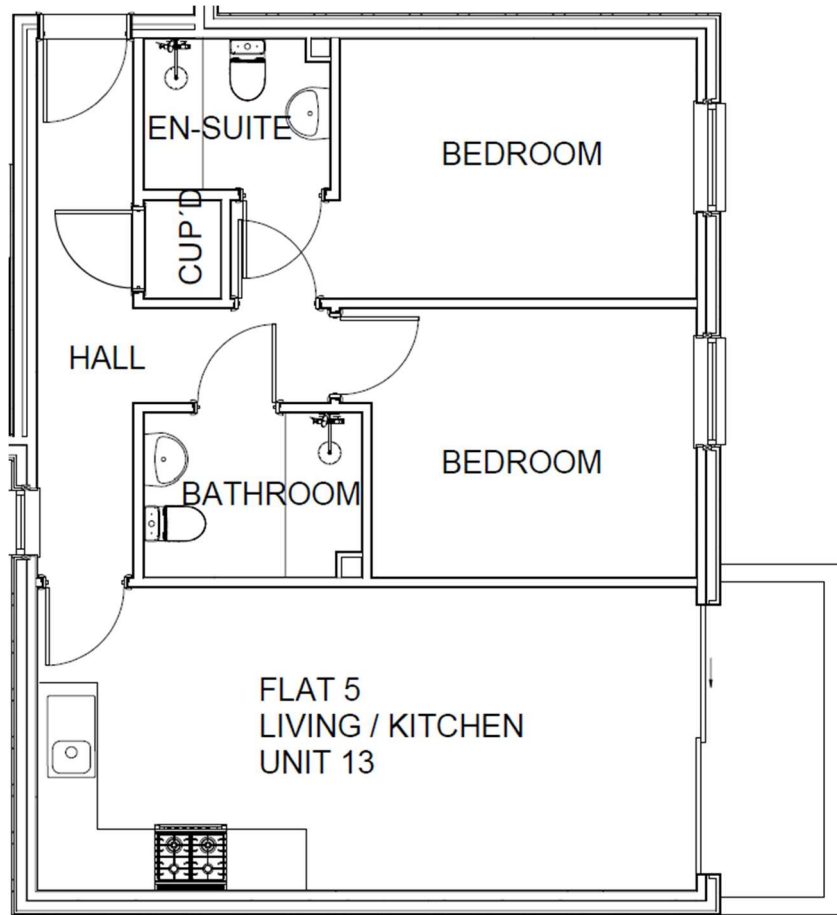




## EXISTING PLANS

EXAMPLES BELOW OF 1 BEDROOM AND 2 BEDROOM FLATS  
MORE PLANS CAN BE PROVIDED UPON REQUEST





## SPECIFICATION

### Kitchen

Modern fully fitted kitchens  
 Solid compact laminate worktops  
 Integrated Bosch single oven  
 Induction hob  
 Stainless cooker hood  
 Integrated fridge/freezer  
 Integrated dishwasher  
 Integrated washer/dryer (Optional)

### Bathroom

Porcelain wall tiles, full height around shower cubicles to wet areas  
 Porcelain tiled bathroom floors  
 Thermostatic hand shower and shower head in Chrome  
 Shower and bath screens included, where applicable (please refer to working drawings)  
 Heated towel rail

### Flooring

Flooring included throughout 12mm laminate in halls and living room  
 Bedrooms carpeted

A number of flats have private balconies

Cycle / Bin Store

## METHOD OF SALE

The property is for sale by way of private treaty.

## PRICE

The asking price is £6,000,000 for the Freehold interest

## VAT

We understand that VAT is not currently payable on the price.

## ADDITIONAL INFORMATION

Upon request further plans are available.

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Each flat has an EPC rating of C.  
Further details are available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

The Misrepresentation Act 1967.

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