



11 Yew House, 2 Plantation Close, WD23 2PL

Price £325,000 Leasehold

2  2 

 ChurchillsBushey



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11 Yew House, 2 Plantation Close, Bushey, Hertfordshire, WD23 2PL

- 2 Bed 2 Bath Top Floor Flat
- Entry Phone System
- Open plan living Room/ Kitchen
- Bed 1 With Ensuite
- Allocated Parking
- Long Lease Remaining
- Close To Station
- Energy Rating: B

A PURPOSE BUILT 2 BEDROOM 2 BATHROOM TOP FLOOR FLAT, COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM, OWN ENTRANCE HALL, 15' LIVING ROOM WITH JULIETTE BALCONY, OPEN PLAN TO FULLY INTEGRATED KITCHEN, MAIN BEDROOM WITH ENSUITE SHOWER ROOM, FURTHER BEDROOM & BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, COMMUNAL GARDENS, ALLOCATED PARKING SPACE, 115 YEARS LEASE REMAINING, SITUATED WITHIN WALKING DISTANCE OF BUSHEY STATION





COMMUNAL ENTRANCE

Staircase to all floors, entry phone system

ENTRANCE HALL

Entry phone system, double glazed window to the side, 2 storage cupboards, access to loft

LIVING ROOM 15'6" (4.72m) x 10'3" (3.12m)

Double glazed window to the rear, double glazed doors with Juliette balcony, open plan to

FULLY INTEGRATED KITCHEN 9'0" (2.74m) x 8'8" (2.64m)

Range of wall and base units, wooden working surfaces, 1 1/2 bowl stainless steel sink unit with mixer tap and drainer, built in electric oven, built in gas hob with extractor chimney hood over, built in fridge/ freezer, dishwasher and washer/ dryer, cupboard housing gas fired combi boiler

BEDROOM 1 11'0" (5.18m) x 13'7" (4.14m) Max

Double aspect room with double glazed window to the rear and side, wardrobe cupboards, door to

EN SUITE SHOWER ROOM

Independent shower cubicle, low flush wc, wash hand basin with pedestal, shaver point, mirrored wall cabinet, chrome ladder radiator, inset spotlights

BEDROOM 2 10'0" (3.05m) x 9'7" (2.92m)

Double glazed window to the side

BATHROOM

Panelled bath with independent shower over, glass shower screen, wash hand basin with pedestal, shaver point, low flush wc, chrome ladder radiator, fitted mirrored wall cabinet, additional mirrored cabinet, vinyl flooring

OUTSIDE

COMMUNAL GARDENS

Surround the development

ALLOCATED PARKING

Parking for 1 car within the development

LEASE DETAILS

The vendor informs us that there is a 125 year lease with 115 years remaining.

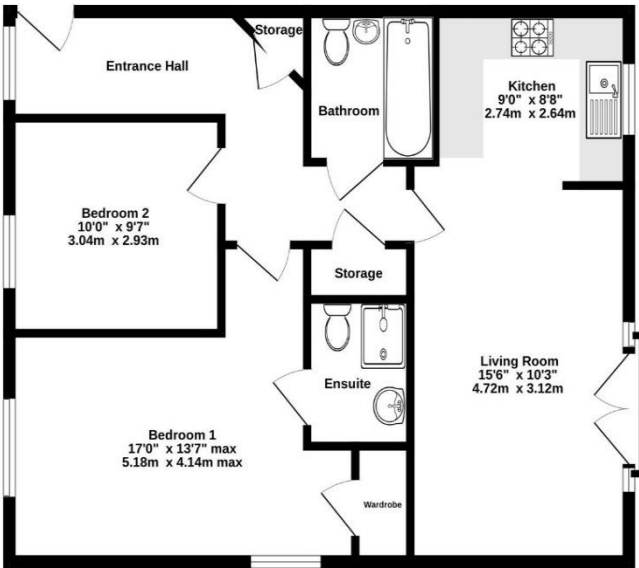
SERVICE CHARGE: £1986 per annum

GROUND RENT: £ 250 per annum


COUNCIL TAX

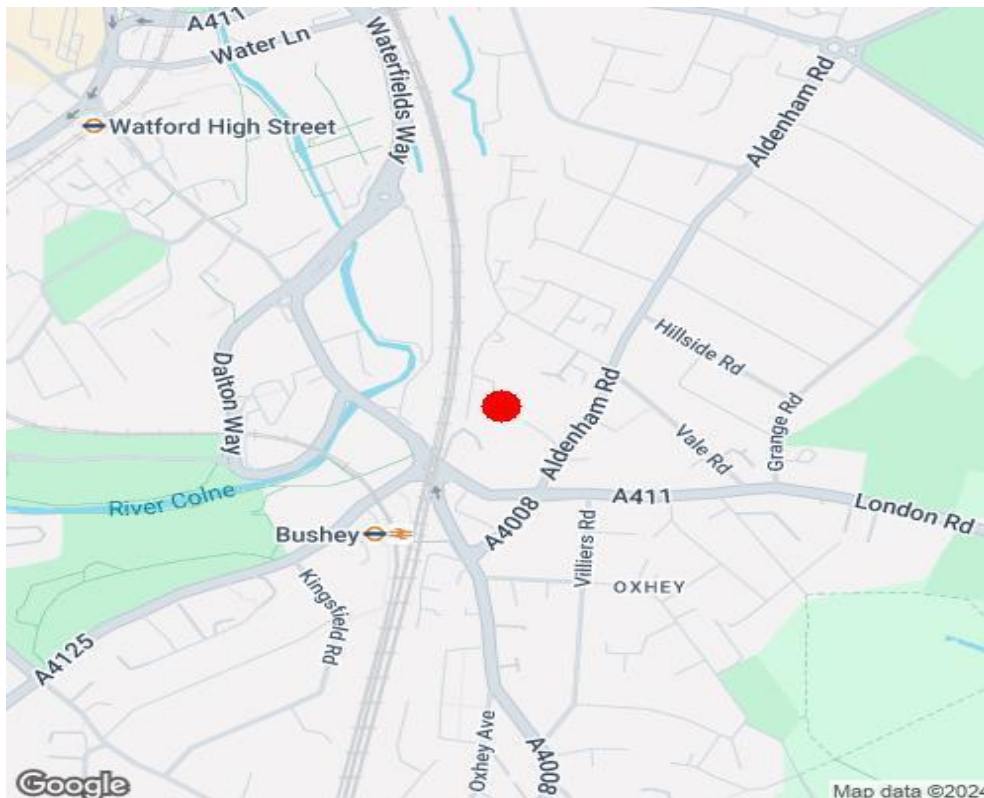
Watford Borough Council Tax Band D £2236.30 2024/2025

Top Floor



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 misstatement. This plan is for illustrative purposes only and should be used as such to assist prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Memphis 02/23

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



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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.