



5 Hillberry Court, School Lane, Bushey, WD23 1BS

Price £315,000 Share of Freehold

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 ChurchillsBushey





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**5 Hillberry Court, School Lane, Bushey, Hertfordshire,  
WD23 1BS**

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- 2 Bed First Floor Flat
- Newly Fitted Bathroom
- New Carpets
- Well Maintained Communal Gardens
- Off Street Parking
- Long Lease/ Share of Freehold
- No Upper Chain
- Energy Rating: D

A SPACIOUS 2 BEDROOM PURPOSE BUILT FIRST FLOOR FLAT,  
COMMUNAL ENTRANCE, ENTRANCE HALL,  
14FT LIVING ROOM, FITTED KITCHEN,  
2 DOUBLE BEDROOMS, NEWLY FITTED BATHROOM,  
ELECTRIC HEATING, DOUBLE GLAZING,  
NEWLY FITTED CARPETS,  
WELL MAINTAINED COMMUNAL GROUNDS,  
OFF STREET PARKING FOR ONE CAR  
LONG LEASE/ SHARE OF FREEHOLD,  
SOUGHT AFTER LOCATION CLOSE TO LOCAL SHOPS & SCHOOLS,  
OFFERED FOR SALE WITH NO UPPER CHAIN









## COMMUNAL ENTRANCE

Entry phone system, staircase to all floors

## ENTRANCE HALL

Storage cupboard housing hot water cylinder, entry phone system, wall lights, 2 electric heaters, newly fitted carpet

## LIVING ROOM 15'0" (4.57m) x 11'2" (3.4m)

Double glazed window to the rear aspect, feature electric fireplace, newly fitted carpet

## KITCHEN 11'2" (3.4m) x 8'3" (2.51m)

Fitted kitchen with a range of wall and base units, working surfaces, tiled splash back, sink unit with drainer, integrated electric oven, AEG ceramic hob with extractor hood over, plumbing for washing machine, built in Zanussi dishwasher, space for fridge freezer, wood flooring, double glazed window to the rear aspect

## BEDROOM 1 15'0" (4.57m) x 12'0" (3.66m)

Double glazed window to the rear aspect, newly fitted carpet

## BEDROOM 2 11'2" (3.4m) x 10'7" (3.23m)

Double glazed window to the rear aspect, newly fitted carpet

## BATHROOM

Newly fitted bathroom with panelled bath, hand held shower attachment & glass shower screen, vanity unit incorporating wash hand basin with cupboard under, back to wall wc, part tiled walls, tiled floor, double glazed window to the rear aspect

## OUTSIDE

## COMMUNAL GARDENS

Well maintained gardens with lawn area and shrubs

## OFF STREET PARKING

For 1 car within the development

## LEASE DETAILS

The vendor informs us that they own a Share of The Freehold.

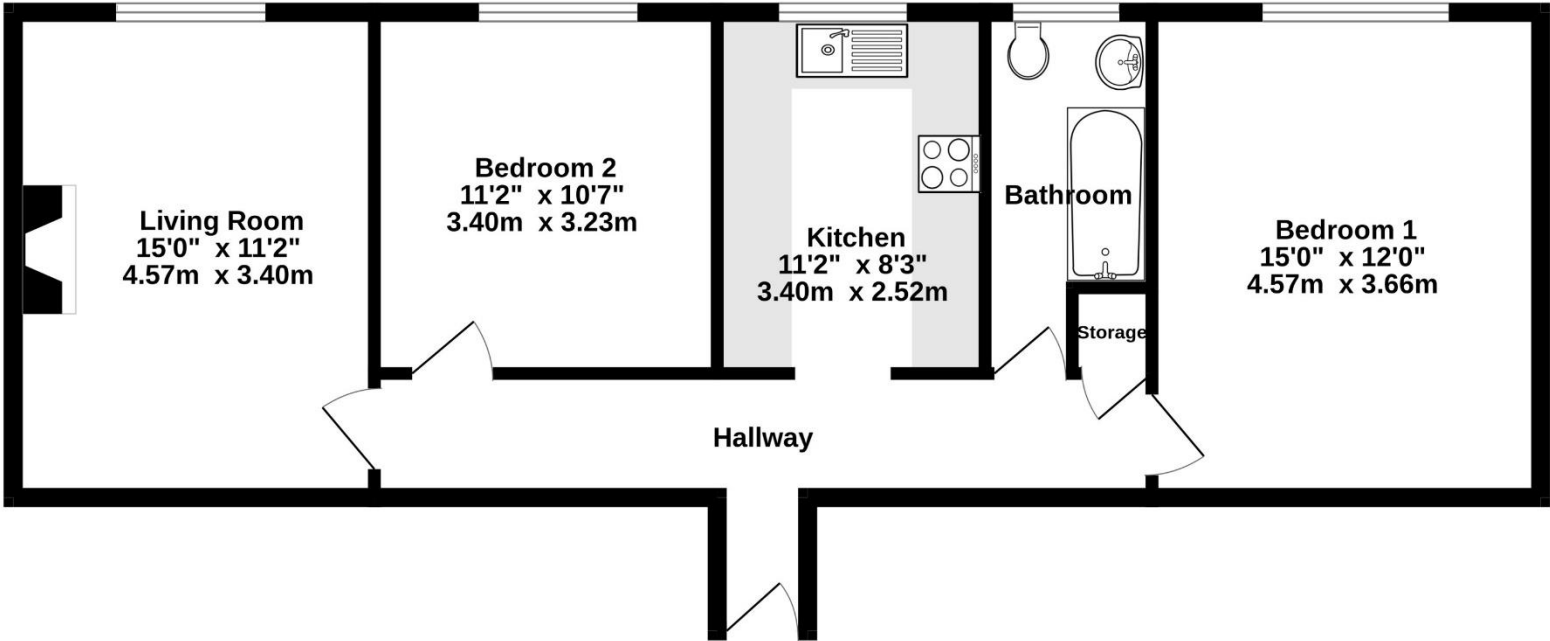
There is a 999 year lease with 941 years remaining.

Service Charge is £1546.00 per annum ( which includes ground rent and buildings Insurance)


## COUNCIL TAX

Hertsmere Borough Council, Tax Band C £1905.10 2024/2025

# First Floor

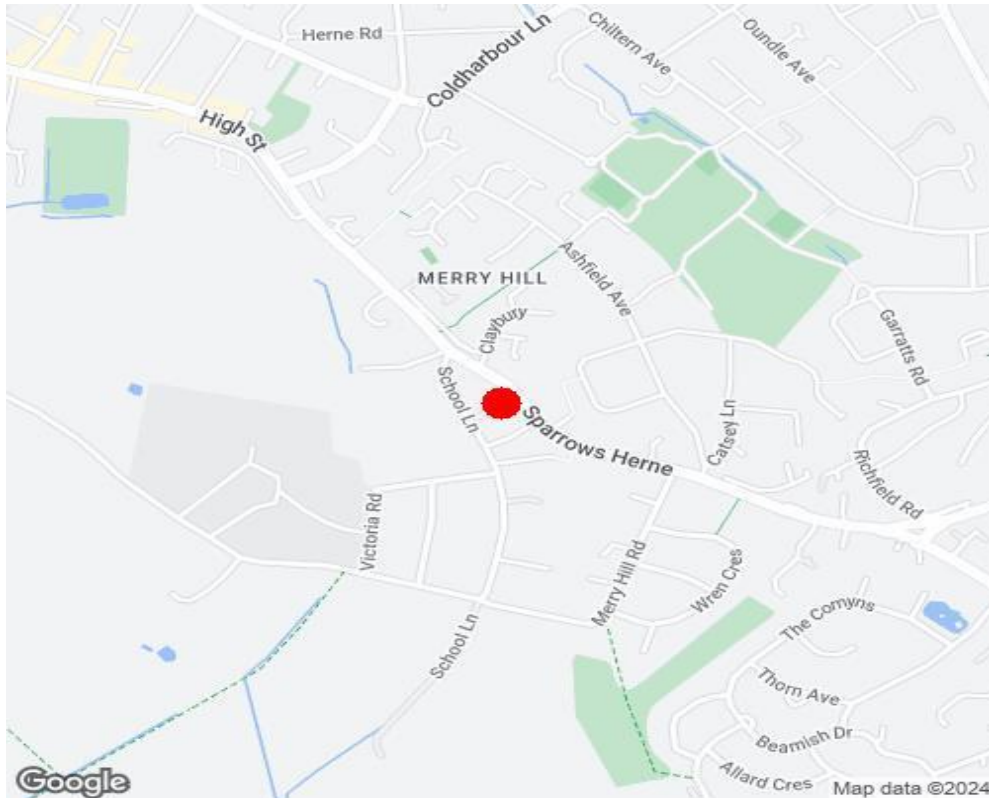


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.