



83 Walton Road, Bushey, WD23 2FE

Price £330,000 Leasehold

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 ChurchillsBushey





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83 Walton Road, Bushey, Hertfordshire, WD23 2FE

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- Beautifully Presented 2 Bed 2 Bath Apartment
- Situated On Ground Floor With Entry Phone System
- 21.5ft Open Plan Living
- Two Double Bedrooms with Fitted Wardrobes
- Double Glazing With Fitted Blinds
- Great Location, Close to Rail and Road Links
- Allocated Parking
- Energy Rating: C

A BEAUTIFULLY PRESENTED 2 BEDROOM 2 BATHROOM GROUND FLOOR FLAT LOCATED WITHIN THIS MODERN DEVELOPMENT BUILT IN 2010,

COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM AND OWN ENTRANCE HALL,

OPEN PLAN 21.5FT LOUNGE/KITCHEN/DINER WITH MODERN FITTED KITCHEN,

MAIN BEDROOM WITH EN-SUITE SHOWER ROOM,

FURTHER BEDROOM AND FAMILY BATHROOM,

GAS CENTRAL HEATING, DOUBLE GLAZING WITH FITTED WHITE BLINDS,

WELL MAINTAINED COMMUNAL GARDENS, ALLOCATED PARKING SPACE,

FANTASTIC LOCATION WITHIN EASY REACH OF WATFORD TOWN CENTRE AND BUSHEY HIGH STREET. PERFECT FOR COMMUTERS,

WITHIN WALKING DISTANCE OF BUSHEY STATION, WATFORD JUNCTION & WATFORD HIGH STREET STATION AND EASY ACCESS TO M25, M1 AND A41









COMMUNAL ENTRANCE

Entry phone system, well maintained communal area

ENTRANCE HALL

Large storage cupboard housing pressurised hot water cylinder and plumbing for washing machine, laminate wood flooring

OPEN PLAN LOUNGE/ KITCHEN/ DINER 21'5" (6.53m) x 12'8" (3.86m)

Double glazed windows with fitted blinds, laminate wood flooring

FITTED KITCHEN

Range of wall and base units, work surfaces, stainless steel sink unit with drainer, integrated electric oven, electric hob with extractor over, fridge freezer and slimline dishwasher, cupboard housing wall mounted gas fired central heating boiler, tiled flooring, inset spotlights

BEDROOM 1 10'5" (3.18m) x 10'4" (3.15m)

Double glazed window with fitted blinds, fitted wardrobe cupboards with sliding doors

ENSUITE SHOWER ROOM

Walk in shower cubicle, wash hand basin with pedestal, low flush wc, mirrored wall cabinet, chrome heated towel rail, part tiled walls, tiled floor

BEDROOM 2 9'7" (2.92m) x 9'7" (2.92m)

Double glazed window with fitted blinds, fitted wardrobe cupboards with sliding doors

BATHROOM

Panelled bath with independent shower over, glass shower screen, wash hand basin with pedestal, low flush wc, chrome heated towel rail, part tiled walls, tiled floor

OUTSIDE

COMMUNAL GARDENS

Well maintained communal grounds

ALLOCATED PARKING

Space No. 45 plus ample visitors parking within the development

LEASE DETAILS

The vendor informs us that there is a 125 year lease commencing from 2010, with 111 years remaining

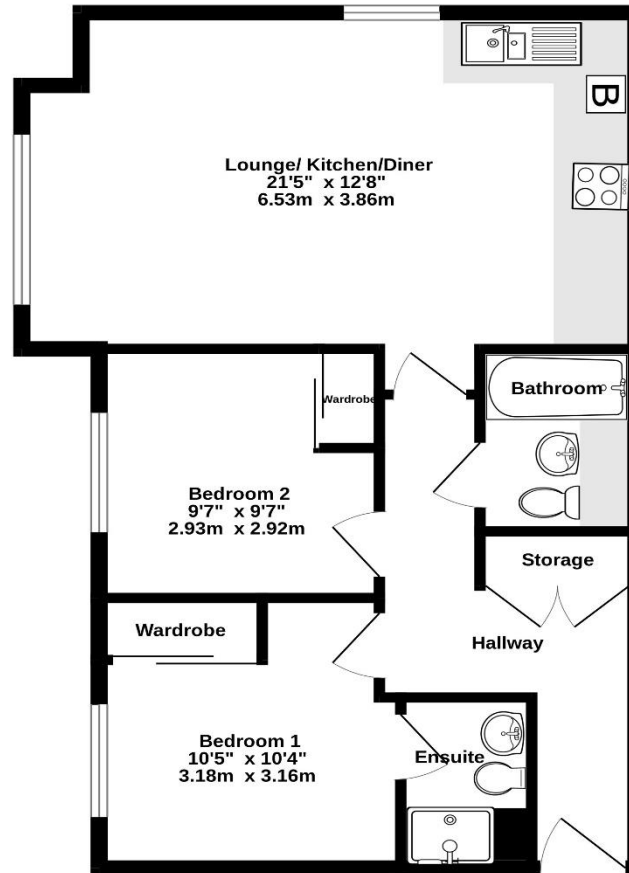
SERVICE CHARGE: £1717.89 pa including buildings Insurance

GROUND RENT: £504.23 pa

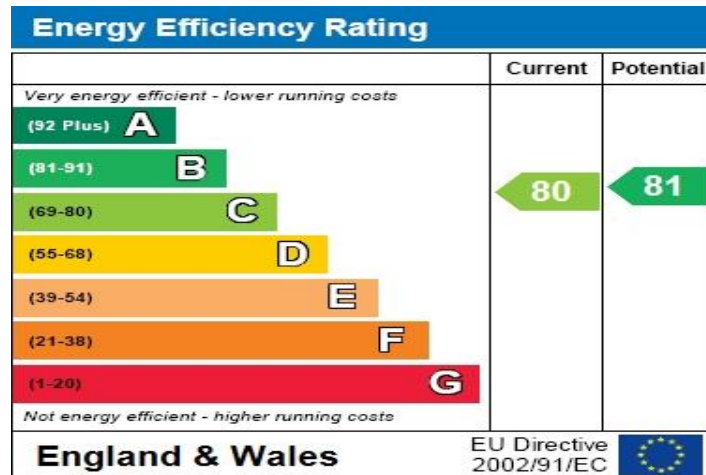
COUNCIL TAX

Hertsmere Borough Council, Tax Band D

## Ground 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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#### 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.

