



20 Hunsdon Court, Goddard Drive, Bushey, WD23 3ER

Price £258,950 Leasehold

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20 Hunsdon Court, Goddard Drive, Bushey, Hertfordshire,
WD23 3ER

- One Bed 2nd Floor Apartment
- Video Entry Phone System
- Fully Fitted Kitchen
- Large South Facing Garden
- Allocated Parking For 1 Car
- Close To A41 & M1
- No Upper Chain
- Energy Rating: C

A SPACIOUS ONE BEDROOM 2ND FLOOR APARTMENT,
WELL PRESENTED THROUGHOUT,
VIDEO ENTRY PHONE SYSTEM, ENTRANCE HALL,
LOUNGE/ DINING ROOM, FULLY FITTED KITCHEN,
DOUBLE BEDROOM WITH FITTED WARDROBES,
BATHROOM,
DOUBLE GLAZING, ELECTRIC HEATING,
LARGE SOUTH FACING BALCONY,
WELL MAINTAINED COMMUNAL GARDENS,
ALLOCATED PARKING,
LONG LEASE, EASY ACCESS TO M1 & A41 ROAD LINKS,
OFFERED FOR SALE WITH NO UPPER CHAIN







COMMUNAL ENTRANCE

Video entry phone system, staircase to all floors

ENTRANCE HALL

Storage cupboard housing Megaflo, lino flooring

LOUNGE/ DINING ROOM 14'0" (4.27m) x 11'9" (3.58m)

Lino flooring, wall lights, double glazed doors leading on to the balcony, electric wall heater, open plan to

FULLY FITTED KITCHEN 9'5" (2.87m) x 8'0" (2.44m)

Fully fitted kitchen with a range of wall and base units, wooden working surfaces, stainless steel sink unit with drainer, fitted electric oven, ceramic hob with extractor fan over, fridge freezer, dishwasher and washer/ dryer, inset spotlights, lino flooring

BEDROOM 14'2" (4.32m) x 10'2" (3.1m)

Wall lights, fitted wardrobe cupboards with sliding mirrored doors, electric wall radiator, double glazed window

BATHROOM

Fitted white bathroom suite comprising of bath with independent shower over, wash hand basin with pedestal and low flush wc, shaver point, chrome ladder radiator, part tiled walls, vinyl flooring

OUTSIDE

SOUTH FACING BALCONY

Large wooden decked balcony

COMMUNAL GARDENS

Well maintained gardens to the rear

ALLOCATED PARKING

One allocated parking space within the development

LEASE DETAILS

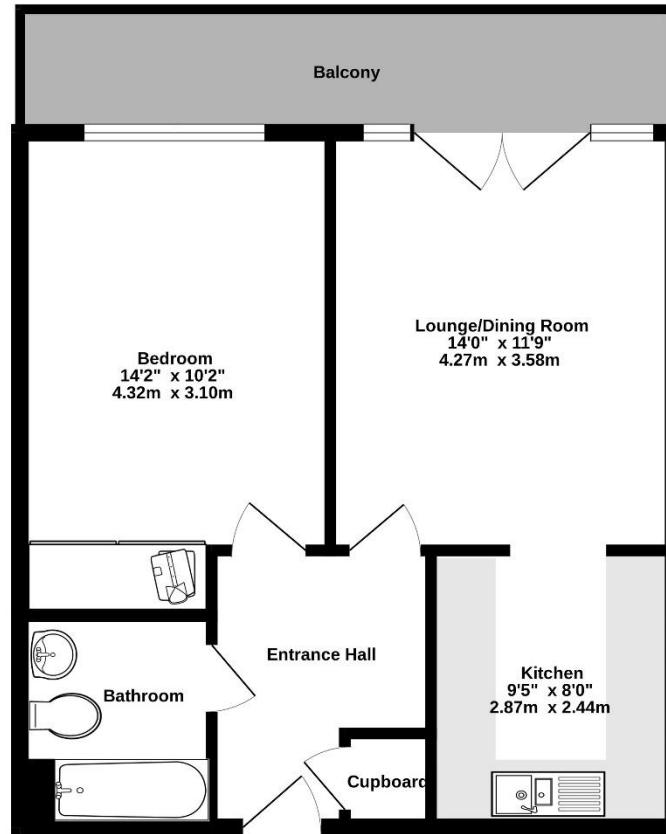
The vendor informs us that there was a 125 year lease with 112 years remaining.

Service Charge is £ 125.00 per month and includes Buildings Insurance. Ground Rent is £100.00 per annum


COUNCIL TAX

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

Second Floor

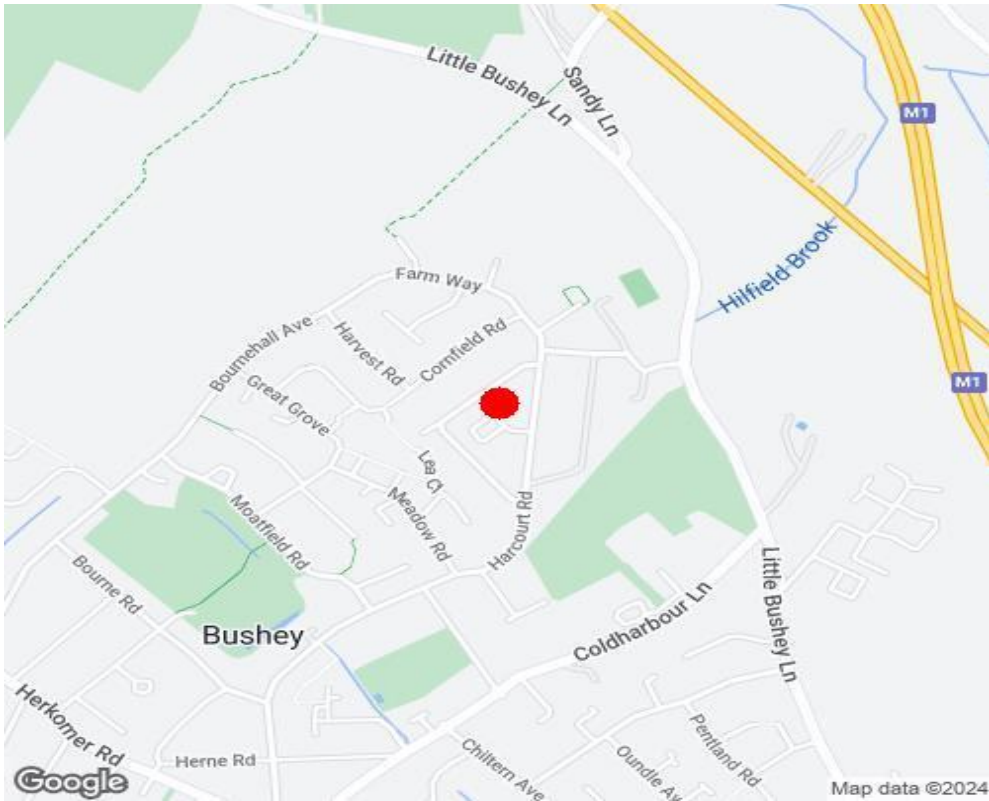


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix 62024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C	69	
(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.