



3 Ellam Court, Bushey Hall Road, Bushey, WD23 2FY

Price £365,000 Leasehold

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 **Churchills**Bushey



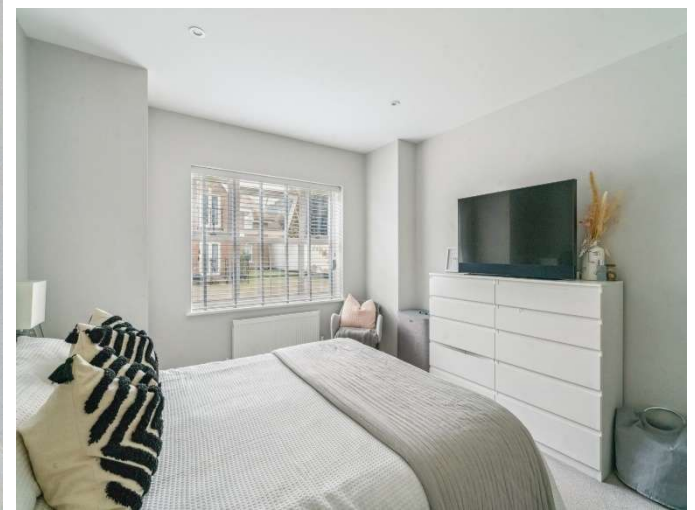
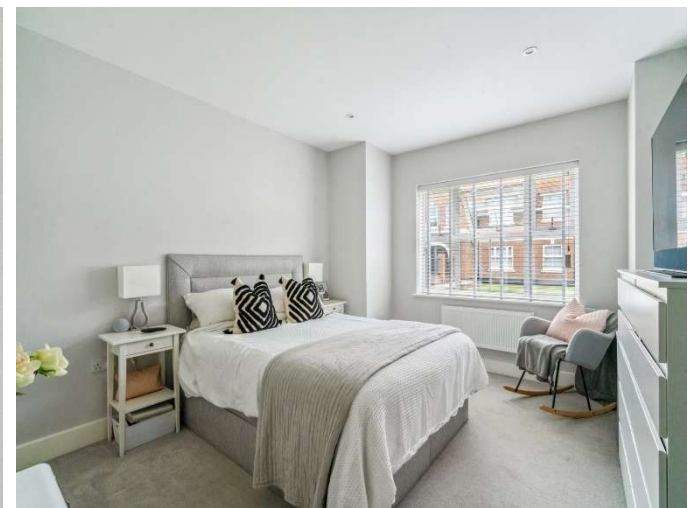
Price £365,000

3 Ellam Court, Bushey Hall Road, Bushey, Hertfordshire, WD23 2FY

- Modern 2 Bed Ground Floor Flat
- Entry Phone System
- 19ft Open Plan Living/ Kitchen/ Diner
- Large Terrace
- Well Maintained Communal Gardens
- Secure Parking For 2 Cars
- Convenient Location
- No Upper Chain
- Energy Rating: B

A modern 2 bedroom ground floor flat, well presented throughout, communal entrance with entry phone system, own entrance hall with ample storage, 19ft open plan kitchen/ dining / living area leading on to a large terrace, two bedrooms, fully tiled bathroom, double glazing, gas central heating, well maintained communal gardens, secure underground parking, long lease, convenient location within walking distance of Bushey station, Watford town centre & local schools. The property is offered for sale with no upper chain.







COMMUNAL ENTRANCE

Approached by steps with post box & entry phone system

INNER LOBBY

With lift servicing all floors

ENTRANCE HALL

Entry phone system laminate wood flooring, cupboard with plumbing for washing machine, additional storage cupboard

LIVING/ KITCHEN/ DINING ROOM 19'7" (5.97m) x 14'1" (4.29m)

Double glazed windows to the rear aspect, double glazed patio doors leading on to garden terrace, tiled flooring. Kitchen area with a range of wall and base units, 1 1/2 bowl under mount stainless steel sink unit Ceasar stone working surfaces, integrated induction hob, oven with extractor hood over, fridge freezer and dishwasher, cupboard housing gas fired central heating boiler, inset spotlights

BEDROOM 1 12'8" (3.86m) x 11'2" (3.4m)

Double glazed window to the rear aspect

BEDROOM 2 10'6" (3.2m) x 7'4" (2.24m)

Double glazed window to the rear aspect, fitted wardrobe cupboards along one wall

BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, back to wall wc, vanity unit with wash hand basin and drawer under, recess with large fitted wall mirror, chrome ladder radiator

OUTSIDE

GARDEN TERRACE

Paved terrace overlooking communal gardens

COMMUNAL GARDENS

Well maintained gardens to rear of property

PARKING

Secure underground parking spaces for 2 cars

LEASE DETAILS

The vendor informs us that there is a 125 year lease from 21/10/2019 with 120 years remaining.

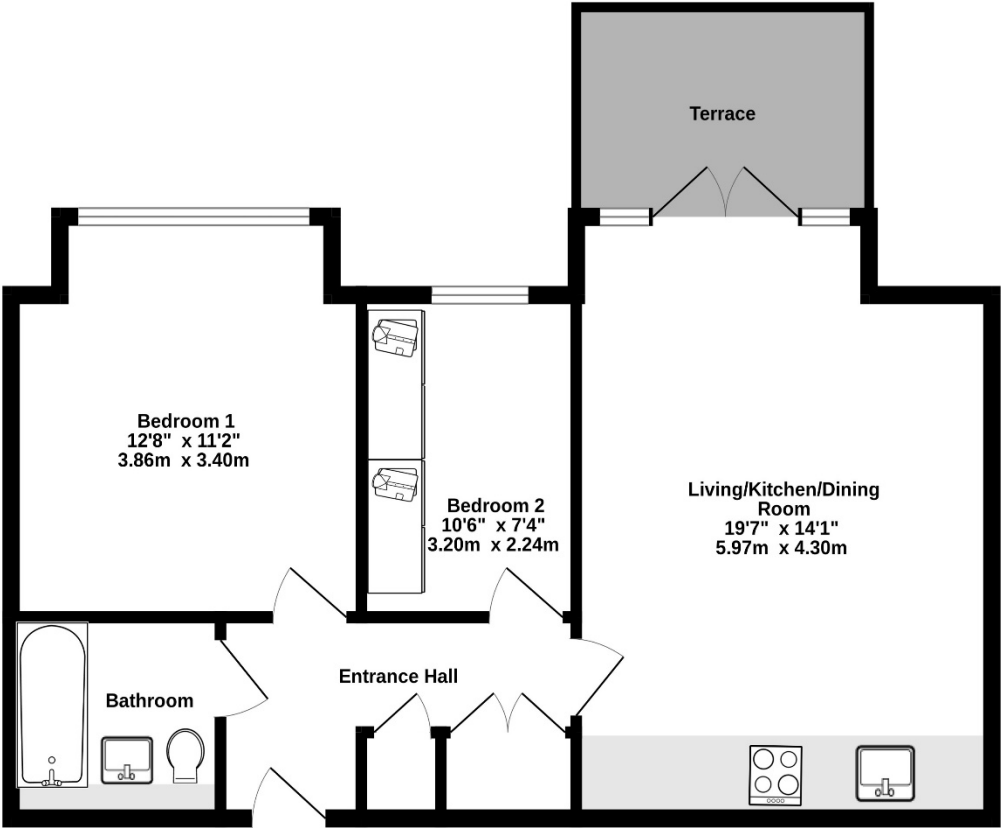
Service Charge is £2323.85 per annum

Ground Rent is £ 350.00 per annum

COUNCIL TAX

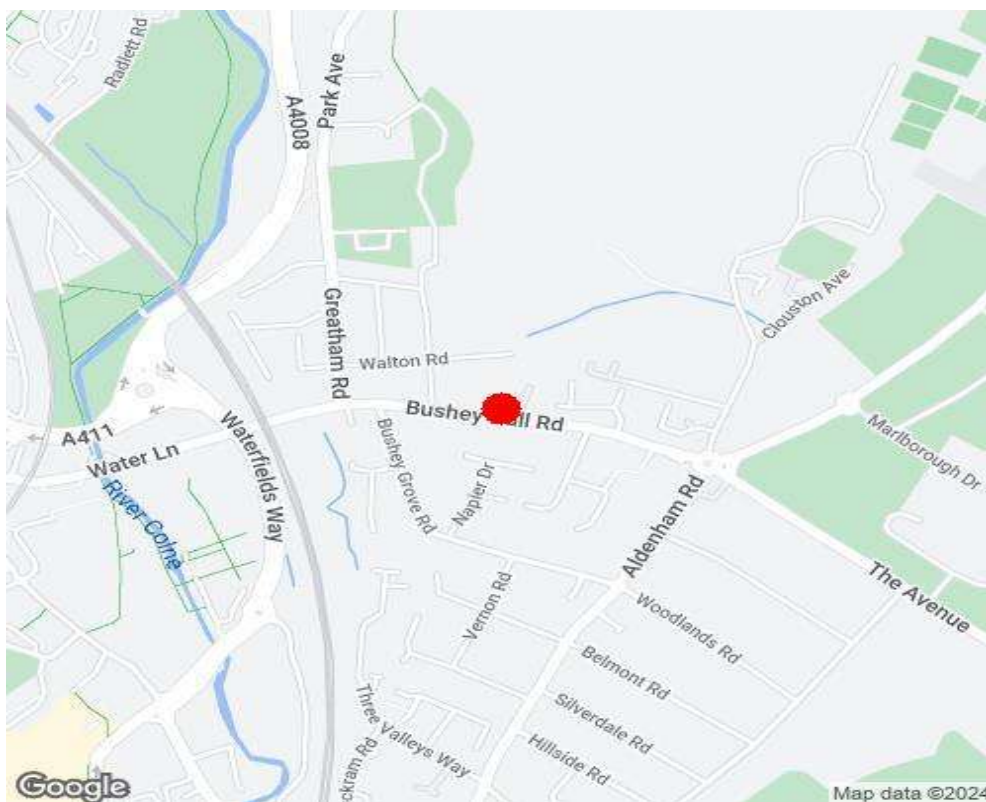
Hertsmere Borough Council, Tax Band D, £2247.54 2025/2026

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	82	82
(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.