



2a Glencoe Road, Bushey Village, WD23 3DS

Price £280,000 Share of Freehold

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 ChurchillsBushey



Price £280,000

**2a Glencoe Road, Bushey Village, Bushey, Hertfordshire,
WD23 3DS**

- Character Ground Floor Maisonette
- Heart Of Bushey Village
- High Ceilings & Skirtings
- Double Bedroom With Fitted Wardrobes
- Courtyard Garden
- Share Of Freehold
- No Upper Chain
- Energy Rating: D

A ONE BEDROOM GROUND FLOOR MAISONETTE, FULL OF CHARACTER WITH HIGH CEILINGS & SKIRTINGS, DECORATIVE CORNICES & CEILING ROSES, ENTRANCE HALL, LIVING ROOM, KITCHEN/ BREAKFAST ROOM, DOUBLE BEDROOM WITH FITTED WARDROBES, BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, LOW MAINTENANCE COURTYARD GARDEN, SITUATED IN THE HEART OF BUSHEY VILLAGE, CLOSE TO LOCAL SHOPS, RESTAURANTS & SCHOOLS, SHARE OF FREEHOLD, OFFERED FOR SALE WITH NO UPPER CHAIN





OWN ENTRANCE DOOR

ENTRANCE HALL

Wood flooring

LIVING ROOM 15'11" (4.85m) x 11'11" (3.63m)

Attractive fireplace feature , picture rail, decorative ceiling rose, storage cupboard, double glazed patio doors leading on to the garden, double doors leading on to the bedroom

KITCHEN 11'1" (3.38m) x 9'0" (2.74m)

Double aspect room with double glazed window to the front and rear aspects. Wall and base units, working surfaces, stainless steel sink unit with drainer, whirlpool gas hob with extractor hood over, built in double oven, space for fridge freezer, plumbing for washing machine, cupboard housing wall mounted gas fired central heating boiler, meter cupboard, laminate wood flooring

BEDROOM 15'10" (4.83m) x 14'8" (4.47m)

Double glazed windows to the front bay, decorative cornicing and ceiling rose, fitted wardrobe cupboards along one wall with mirrored sliding doors

BATHROOM

Double glazed window. Panelled bath with hand held shower attachment, glass shower screen, low flush wc, wash hand basin with pedestal, shaver point, mirrored wall cabinet with feature lighting, extractor fan, part tiled walls, tiled floor

OUTSIDE

COURTYARD GARDEN

With artificial grass

LEASE DETAILS

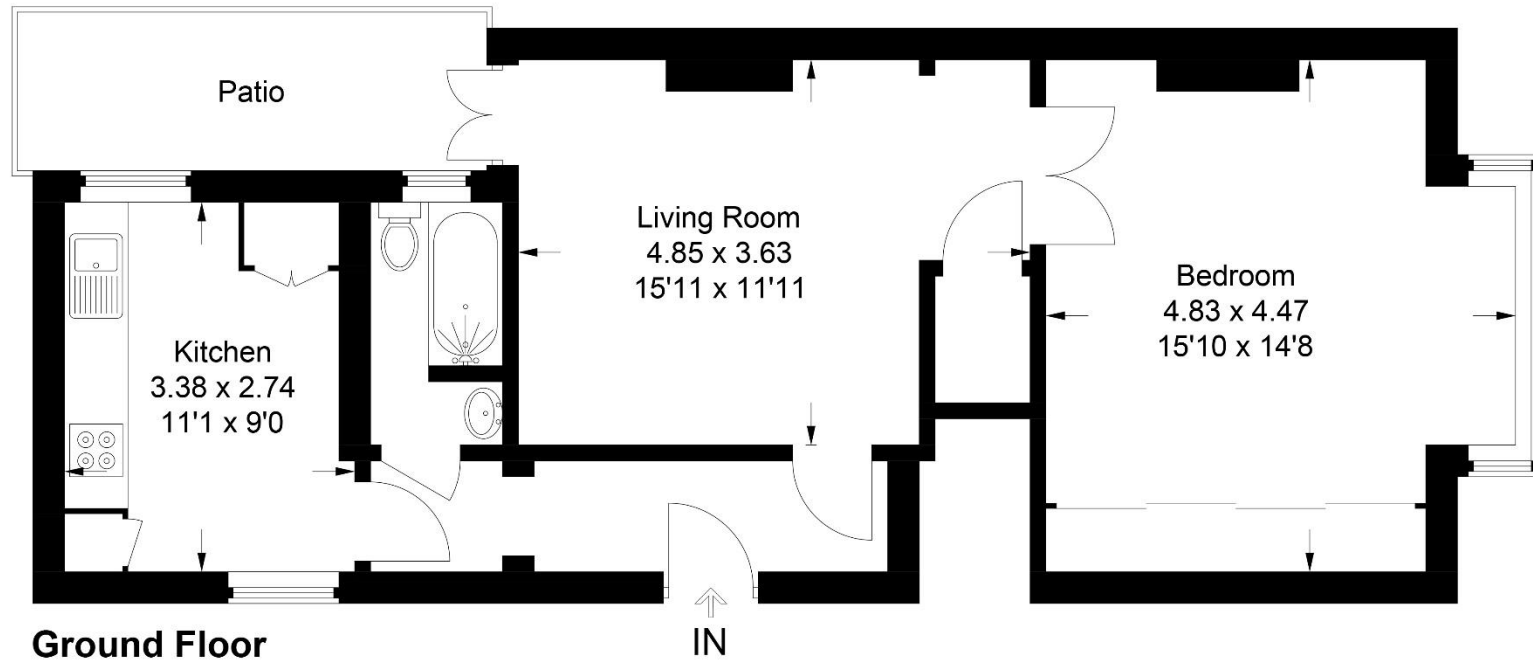
The vendor informs us that they own the Share Of The Freehold.

There is a 125 year lease from 25/12/1990 with 91 years remaining


COUNCIL TAX

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

Approximate Gross Internal Area
56.8 sq m / 611 sq ft

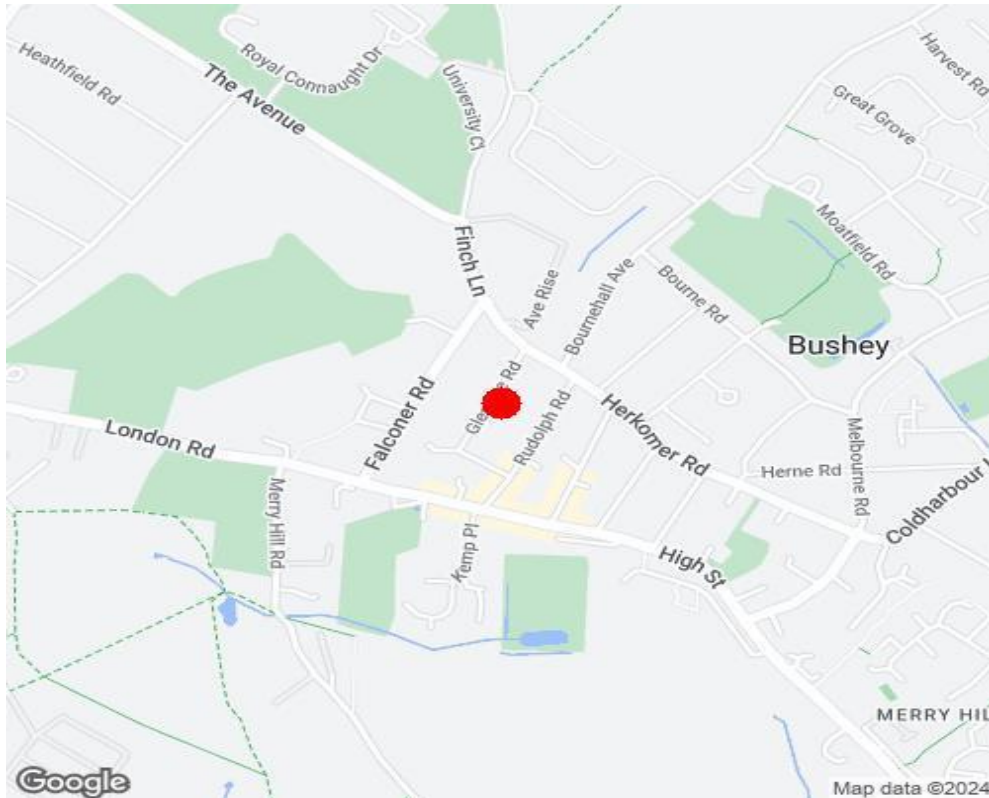


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(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.