



Flat 6, 33 Park Road, Bushey Village, WD23 3EE

Price £350,000 Leasehold

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 ChurchillsBushey



Price £350,000

Flat 6, 33 Park Road, Bushey Village, Bushey,  
Hertfordshire, WD23 3EE

- Ground Floor 2 Bed Flat
- Well Presented Throughout
- Video Entry Phone System
- 24ft Open Plan Living/ Kitchen/Diner
- Electric Heating
- Allocated Parking
- Heart Of Bushey Village
- Energy Rating: E

A MODERN GROUND FLOOR 2 BEDROOM FLAT,  
WELL PRESENTED THROUGHOUT,  
VIDEO ENTRY PHONE SYSTEM,  
COMMUNAL ENTRANCE, ENTRANCE HALL,  
24FT OPEN PLAN LIVING/ KITCHEN/ DINER,  
TWO DOUBLE BEDROOMS, BATHROOM,  
ELECTRIC HEATING, DOUBLE GLAZING,  
ENGINEERED OAK FLOORING,  
ALLOCATED PARKING FOR ONE CAR,  
SITUATED IN THE HEART OF BUSHEY VILLAGE,  
WITHIN WALKING DISTANCE OF LOCAL SHOPS & RESTAURANTS,  
OFFERED FOR SALE WITH NO UPPER CHAIN







## COMMUNAL ENTRANCE

Engineered oak flooring, entry phone system

## ENTRANCE HALL

Video entry phone system, utility cupboard housing hot water cylinder and plumbing for washing machine, electric radiator, inset spotlights, engineered oak flooring

## LIVING/ KITCHEN/ DINER 24'5" (7.44m) x 12'6" (3.81m)

Double aspect room with double glazed windows to the front and rear aspects, engineered oak flooring, range of wall and base units, quartz working surfaces, under mount butler sink with mixer tap, integrated Neff electric oven, Neff ceramic hob with Neff stainless steel extractor chimney hood over, Smeg integrated fridge freezer

## BEDROOM 1 12'0" (3.66m) x 9'8" (2.95m)

Double glazed window to the rear aspect, electric radiator

## BEDROOM 2 13'1" (3.99m) x 8'4" (2.54m)

Double glazed window to the front aspect

## BATHROOM

Panelled bath with independent shower over, glass shower screen, vanity unit incorporating wash hand basin with drawer and cupboard under, shaver point, wall lights, back to wall wc, heated towel rail, part tiled walls, extractor fan, inset spotlights, engineered oak flooring, double glazed window to the rear aspect

## OUTSIDE

### ALLOCATED PARKING SPACE

Parking for one car accessed via remote control barrier

## LEASE DETAILS

The vendor informs us that there is a 125 year lease dated from 14/01/2020 with 121 years remaining

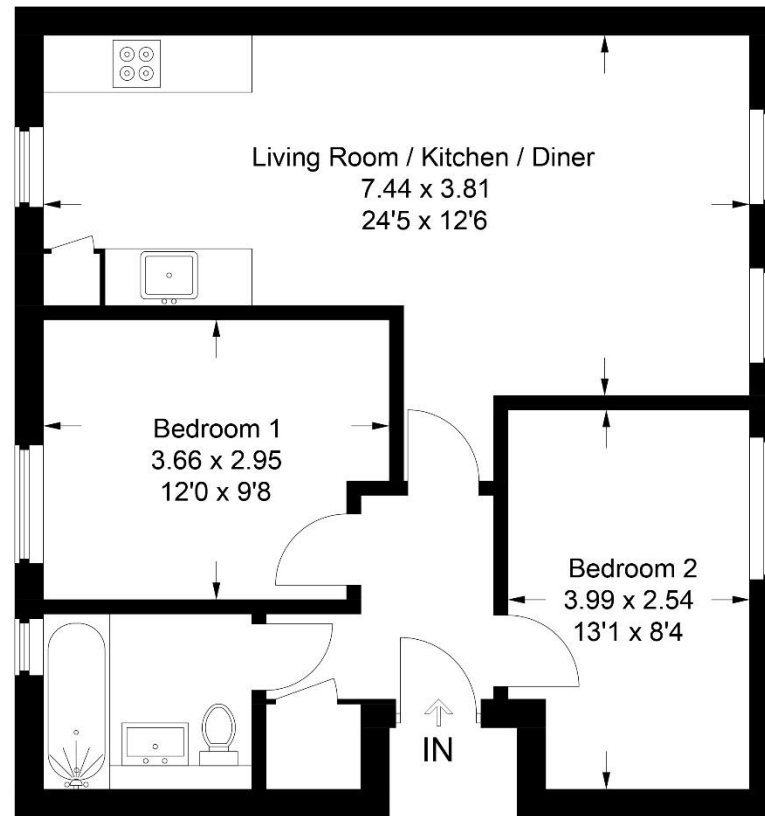
Service Charge: Approx £1000.00 per annum includes Buildings Insurance

Ground Rent: £450.00 per annum

## COUNCIL TAX

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


Approximate Gross Internal Area  
57.5 sq m / 619 sq ft



### Ground Floor

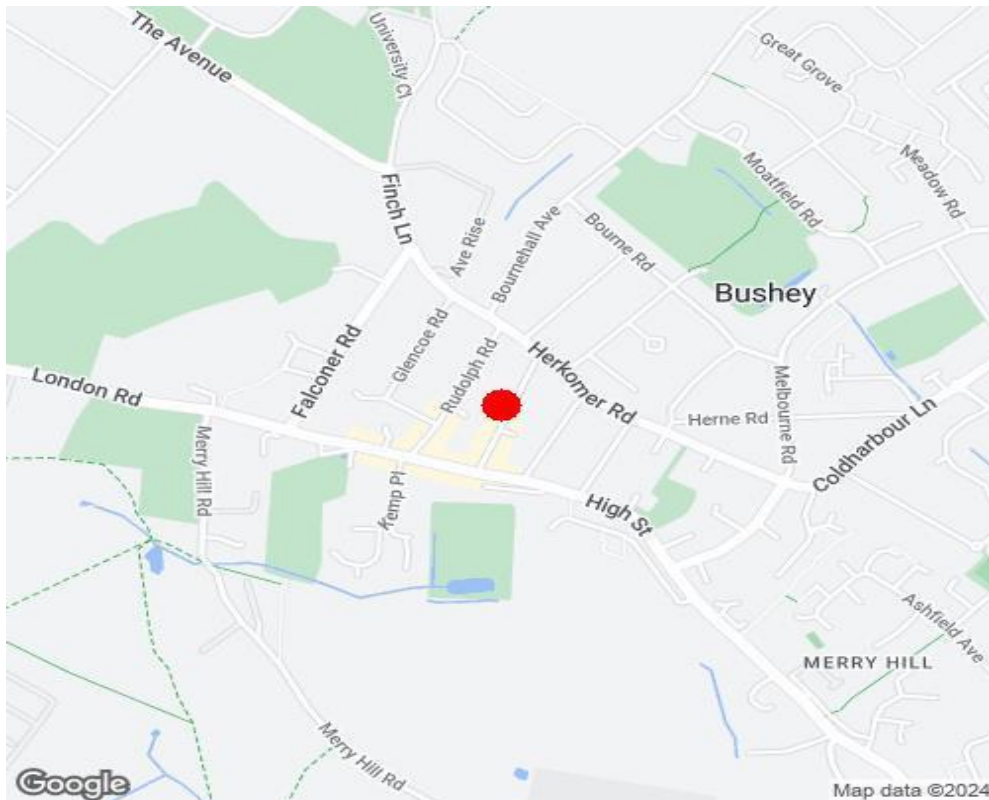
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.