



16 Waterhouse Place, Bushey, WD23 1GR

Price £700,000 Freehold

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 Churchills Bushey



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16 Waterhouse Place, Bushey, Hertfordshire, WD23 1GR

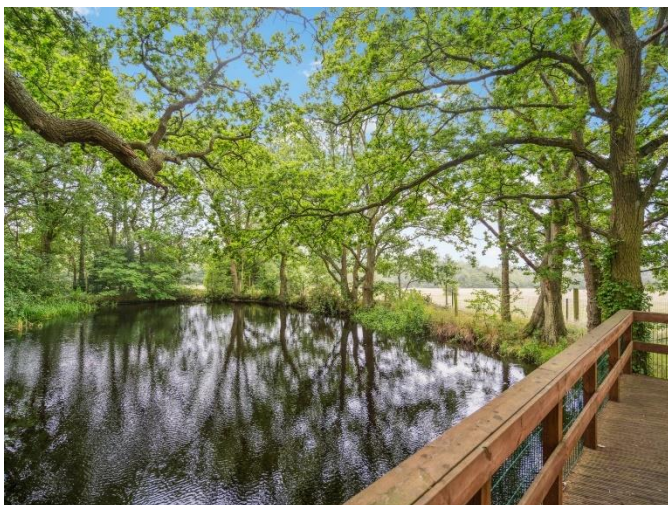
- Modern 2 Bedroom 2 Bath Apartment
- Situated In A Gated Private Estate
- Extensive Views Overlooking Merry Hill Wood
- Fully Fitted Kitchen With Siemens Appliances
- Juliette Balconys to Living Room & Main Bedroom
- Garage
- Allocated & Visitors Parking
- No Upper Chain
- Energy Rating: B

This superb and spacious 2 bedroom 2 bathroom first floor apartment is located within a gated private gated estate and offers extensive views over Merry Hill Wood. The apartment is tastefully decorated throughout and features a well maintained communal entrance with stairs and a lift to all floors. Inside, there is a large entrance hall with wooden internal doors, living room with a Juliette balcony, which is open plan to a fully fitted kitchen equipped with Siemens appliances. The main bedroom also includes a Juliette balcony and an en-suite shower room, there is an additional double bedroom and a fully fitted bathroom.

The property benefits from gas central heating, double glazing, garage, allocated and visitor parking, and well maintained communal gardens. It is offered for sale with no upper chain.









COMMUNAL ENTRANCE

Well maintained with staircase and lift to all floors, entry phone system

ENTRANCE HALL

With wooden internal doors, entry phone system, coat cupboard, large storage cupboard

OPEN PLAN LIVING ROOM/ KITCHEN 30'10" (9.4m) x 17'4" (5.28m)

With double glazed windows and double glazed doors to Juliette balcony with views overlooking Merry Hill Wood, additional double glazed sash window, fitted tv/ shelving cabinet, inset speakers.

Modern kitchen with a range of wall and base units, quartz working surfaces, stainless steel under mount sink unit, intergrated Siemens appliances including ceramic hob with chimney extractor hood over, electric oven, microwave, fridge/ freezer, washer/ dryer and wine fridge, cupboard housing wall mounted gas fired central heating boiler (Potterton), tiled floor, inset spotlights, double glazed window

BEDROOM 1 13'5" (4.09m) x 13'3" (4.04m)

With double glazed windows and double glazed doors to Juliette balcony with views overlooking Merry Hill Wood, fitted wardrobe cupboard with sliding mirrored doors, door to ensuite

ENSUITE SHOWER ROOM

Fully tiled with shower cubicle, wash hand basin with drawers under, fitted wall mirror, back to wall wc, chrome ladder radiator, inset spotlights, extractor fan, double glazed window

BEDROOM 2 11'1" (3.38m) x 14'4" (4.37m)

Double glazed sash window, fitted wardrobe cupboard with sliding mirrored doors & desk and drawer unit

BATHROOM

Fully tiled . Panelled bath with hand held shower attachment, independent shower cubicle, wash hand basin with drawers under, shaver point, fitted wall mirror, back to wall wc, chrome ladder radiator, inset spotlights, extractor fan, double glazed sash window

OUTSIDE

COMMUNAL GARDENS

Well maintained gardens throughout the estate

GARAGE

In a block to the rear of the property with up and over door

PARKING

Parking space to the front of the garage, additional visitors parking within the development

LEASE DETAILS

The vendor informs us that there is a 250 year lease dated from 2017 with 243 years remaining

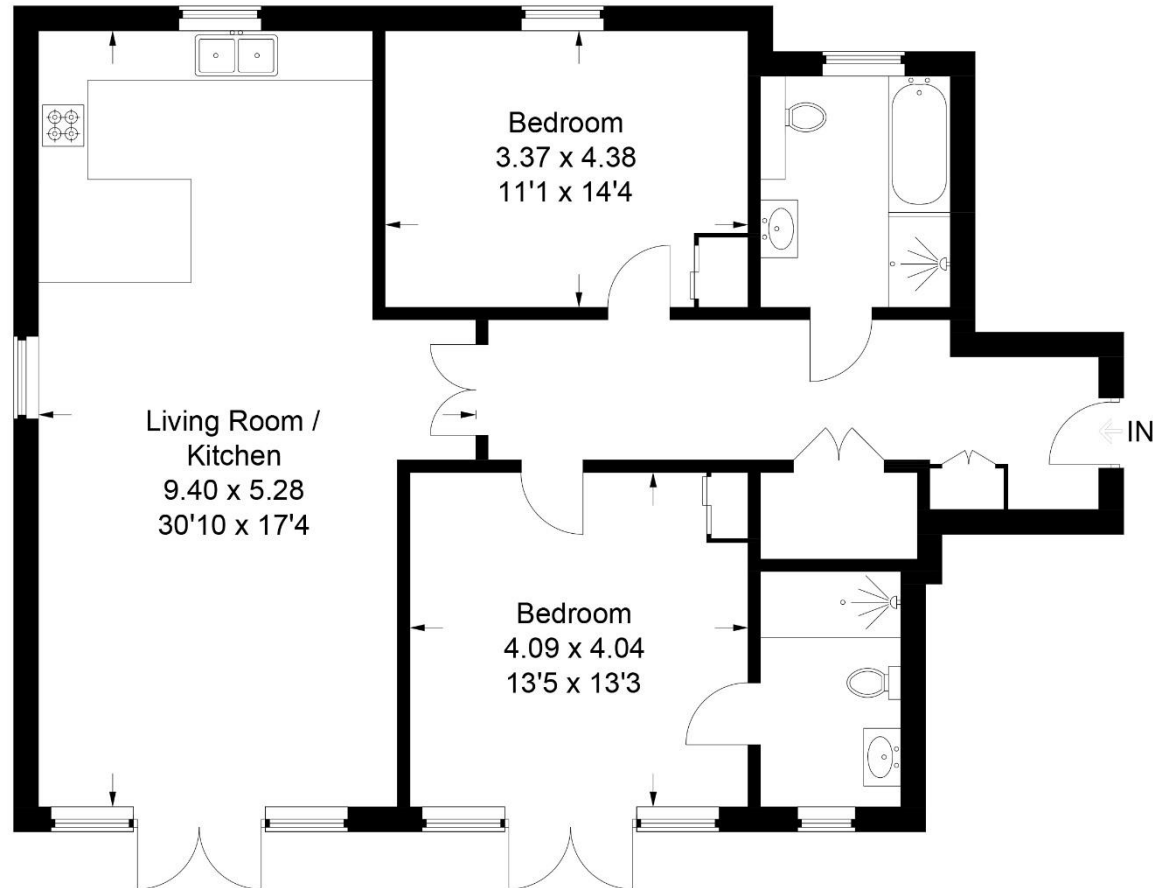
Service Charge: £5,515 per annum

Ground Rent: £400.00 per annum + £511.99 for Buildings Insurance Premium per annum


COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £3095.78 2024/2025

Approximate Gross Internal Area
104.4 sq m / 1,124 sq ft

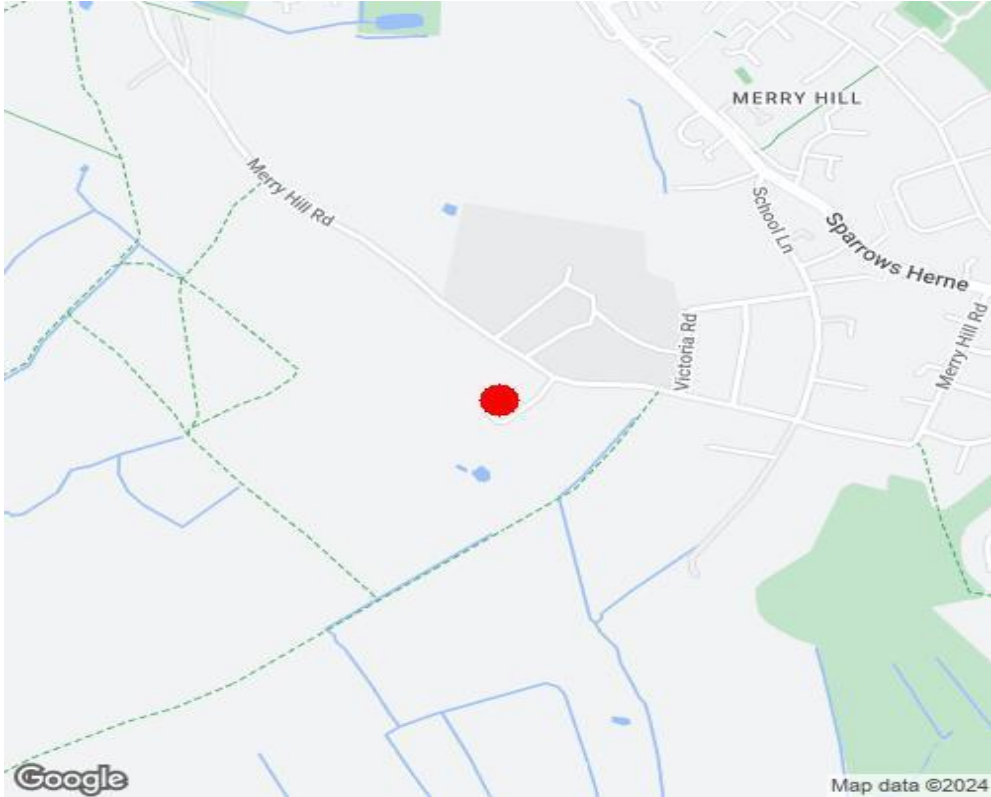


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	85	85
(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.