



Flat 11, 14 Melbourne Road, Bushey, WD23 3FG

Price £249,950 Leasehold

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 ChurchillsBushey



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Flat 11, 14 Melbourne Road, Bushey, Hertfordshire,  
WD23 3FG

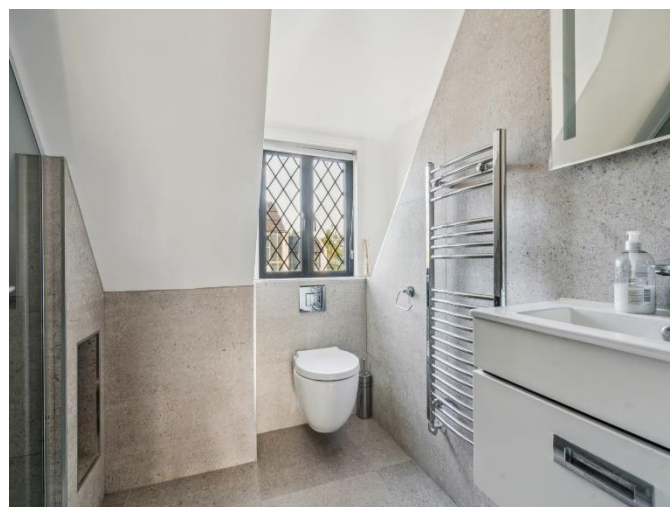
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- A One Bedroom Top Floor Flat In Bushey Village
- With Modern Open Plan Living
- Kitchen With High Spec Appliances
- Double Bedroom With Fitted Wardrobes
- Gas Central Heating/ Double Glazing
- Long Lease
- No Upper Chain
- Energy Rating: C

This one bedroom top floor flat offers a blend of modern living and convenience. The property is well maintained, featuring an open plan living and kitchen area fitted with high end appliances, perfect for contemporary lifestyles. The double bedroom includes built in wardrobes, providing ample storage, while the sleek, modern shower room enhances the overall appeal. Boasting a long lease and being sold with no upper chain, this flat presents an excellent opportunity for buyers.

Nestled within a desirable development in Bushey Village, it enjoys close proximity to the vibrant shops and restaurants of Bushey High Street, offering a perfect balance of tranquillity and accessibility.





## COMMUNAL ENTRANCE

Video entry phone system, staircase to all floors

## OWN FRONT DOOR

## LIVING ROOM 20'7" (6.27m) x 16'8" (5.08m)

Double aspect room with double glazed leaded light window and Velux window, video entry phone system, laminate wood flooring, meter cupboard, inset spotlights, sprinkler system, open plan to

## KITCHEN AREA

Range of wall and base units, quartz working surfaces, stainless steel under mount sink, built in Bosch oven & Bosch gas hob with chimney hood extractor fan over, built in Bosch fridge freezer and Zanussi washing machine, cupboard housing gas fired central heating boiler

## SHOWER ROOM

Fully tiled with large shower cubicle, floating vanity unit incorporating wash hand basin with drawer under, shaver point, fitted wall mirror with light, back to wall wc, chrome ladder radiator, inset spotlights

## BEDROOM 12'2" (3.71m) x 12'0" (3.66m)

Velux window with fitted black out blind, fitted wardrobe cupboards, chest of drawers and shelving, inset spotlights

## LEASE DETAILS

The vendor informs us that there is a 125 year lease from 01/01/2020 with 119 years remaining.

Service Charge: £950.91 per annum


Ground Rent: £210.00 per annum

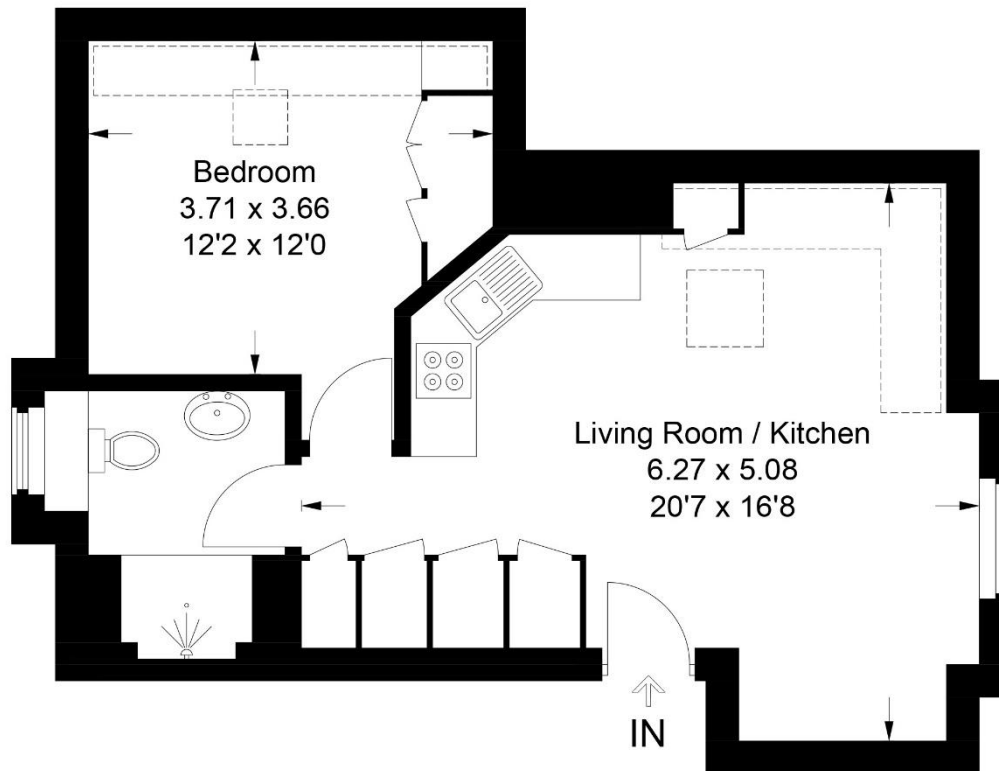
## COUNCIL TAX

Hertsmere Borough Council, Tax Band C, £1997.82 2025/2026

Approximate Gross Internal Area = 41.2 sq m / 443 sq ft




 = Reduced headroom below 1.5m / 5'0



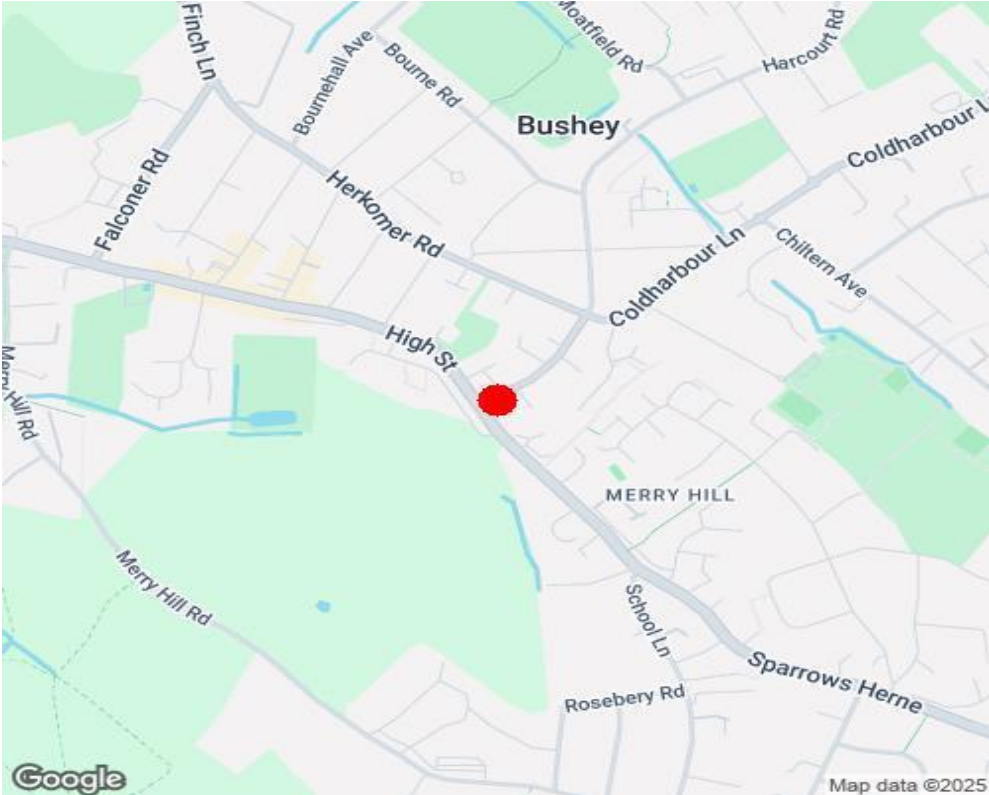
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.