



108 Walton Road, Bushey, WD23 2FE

Price £327,500 Leasehold

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108 Walton Road, Bushey, Hertfordshire, WD23 2FE

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- A 2 Bedroom 2 Bathroom First Floor Apartment
- Open Plan Living Room/ Fully Fitted Kitchen
- Main Bedroom With Juliette Balcony & En Suite Shower Room
- Gas Central Heating/ Double Glazing
- Communal Well Maintained Gardens
- Allocated Parking Space Within The Development
- No Upper Chain
- Energy Rating: TBC

This well presented first floor apartment, part of a modern development built in 2010, offers a stylish and convenient living experience. The property features two bedrooms and two bathrooms, including an en-suite shower room in the main bedroom, which also boasts a Juliette balcony. A communal entrance with an entry phone system leads to your private entrance hall, complete with a large storage cupboard. The open plan living room, also with a Juliette balcony, flows seamlessly into a contemporary fully fitted kitchen. Additional highlights include gas central heating, double glazing with fitted blinds, and access to well maintained communal gardens.

The apartment comes with an allocated parking space and is situated within easy reach of Watford Town Centre, and offers excellent transport links, being close to Bushey Station, Watford Junction Station, and Watford High Street Station, as well as the A41 and M1 road links. This property is offered with no upper chain, making it an attractive and ready to move in opportunity.







## COMMUNAL ENTRANCE

Staircase to all floors, entry phone system

## OWN FRONT DOOR

## ENTRANCE HALL

Laminate wood flooring, large airing cupboard housing Megaflo and washing machine/dryer

## LIVING ROOM 15'5" (4.7m) x 14'9" (4.5m)

Laminate wood flooring, fitted book shelf, double glazed doors and windows with fitted blinds leading on to a Juliette balcony, open plan to Kitchen

## KITCHEN 12'10" (3.91m) x 6'1" (1.85m)

Open plan to living room. Fully fitted kitchen with wall and base units, wooden working surfaces, 1.5 bowl stainless steel sink unit, electric oven, ceramic hob with extractor hood over, fridge freezer and dishwasher, cupboard housing wall mounted gas fired central heating boiler, tiled floor

## BEDROOM 1 10'7" (3.23m) x 10'5" (3.18m)

Double glazed doors with fitted blinds leading on to Juliette balcony, door leading to

## EN SUITE SHOWER ROOM

Independent shower cubicle, wash hand basin, low flush wc, inset spot lights, extractor fan, part tiled walls, tiled floor

## BEDROOM 2 9'8" (2.95m) x 9'6" (2.9m)

Double glazed window with fitted blinds, fitted book shelf, fitted wardrobe cupboards

## BATHROOM

panelled bath with shower over, wash hand basin, fitted wall mirror, ladder radiator, low flush wc, extractor fan, part tiled walls, tiled floor

## OUTSIDE

## COMMUNAL GARDENS

Well maintained communal areas

## ALLOCATED PARKING

Within the development for 1 vehicle. Numerous shared visitor spaces

## LEASE DETAILS

We have been informed by the vendor that there is a 125 year lease starting from 1st Jan 2010 with 109 years remaining

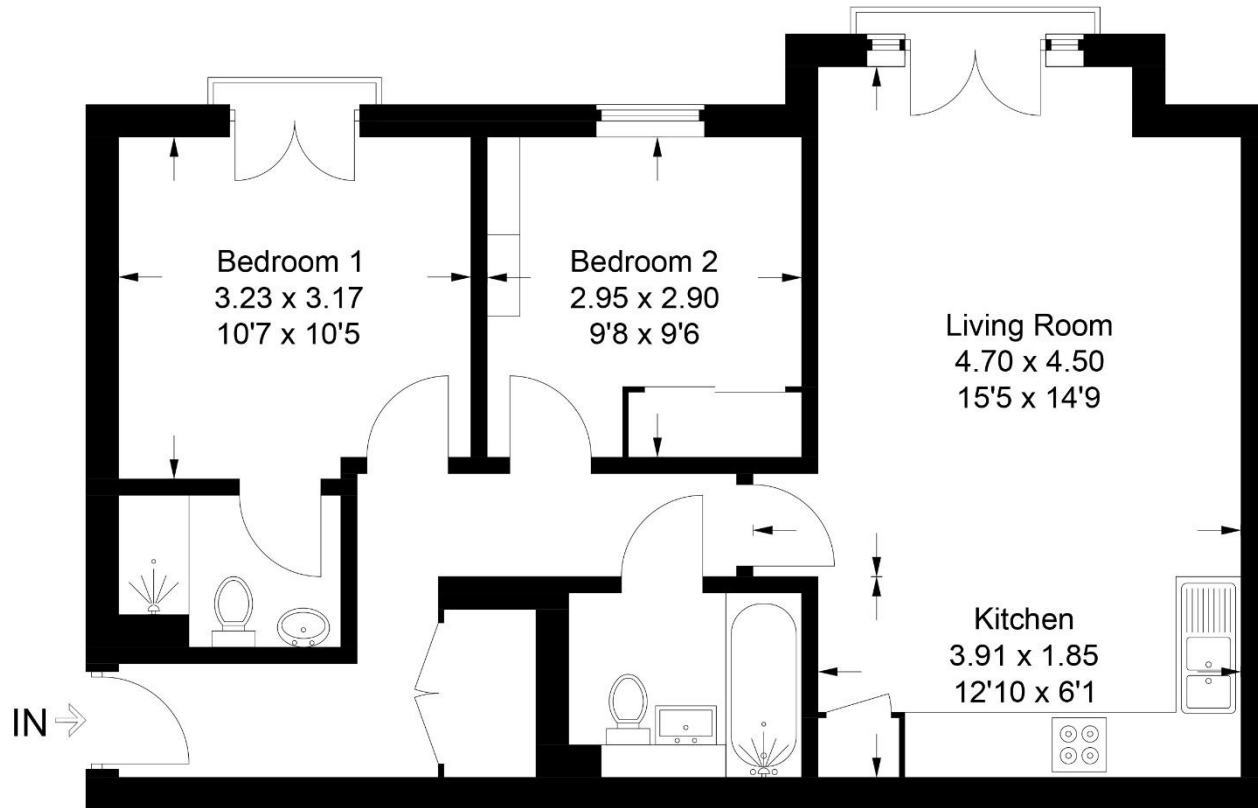
Service Charge £1852.62 per annum

Ground Rent £504.23 per annum

## COUNCIL TAX

Hertsmere Borough Council, Tax Band D, £ 2619.51 2024/2025

Approximate Gross Internal Area = 63.5 sq m / 683 sq ft



## First 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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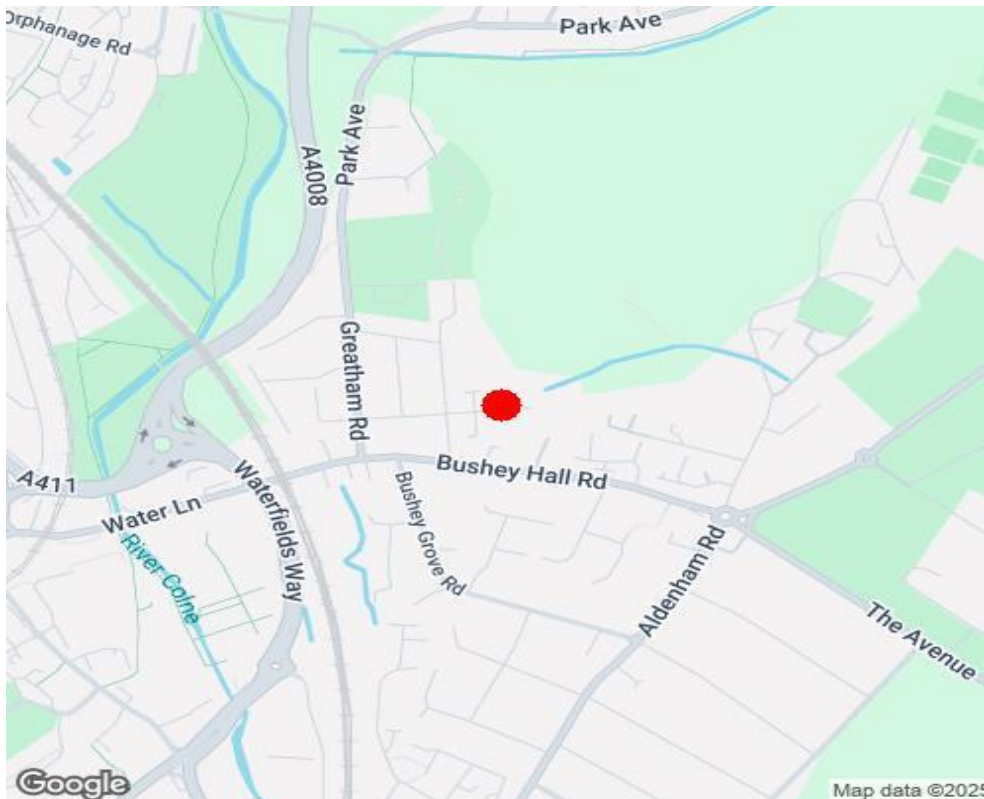
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**Important Notice:**

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.