



3 Museum Mews, Rudolph Road, Bushey Village, WD23 3DU

Price £315,000 Leasehold

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 ChurchillsBushey



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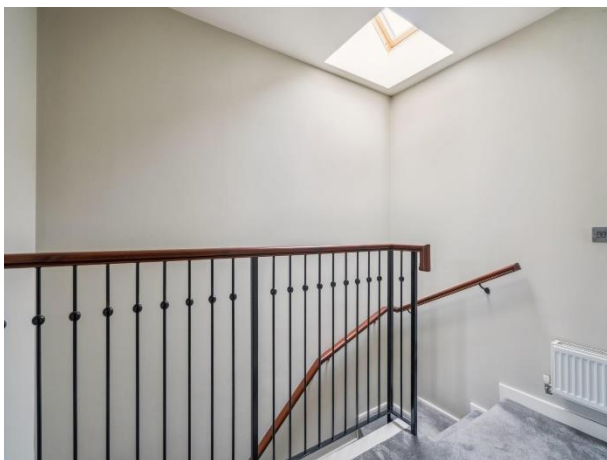
**3 Museum Mews, Rudolph Road, Bushey Village,
Bushey, Hertfordshire, WD23 3DU**

- Modern First Floor 1 Bedroom Flat
- Secure Gated Development
- Modern Kitchen & Bathroom
- Living/ Dining Room With Balcony
- Double Glazing/ Air Source Heat Pump Heating
- Heart Of Bushey Village
- No Upper Chain
- Energy Rating: C

This modern 1 bedroom purpose built flat first floor flat built in 2013 is well presented throughout and offers a comfortable and stylish living space.

Located in a gated development in the heart of Bushey Village, the property boasts a communal entrance with an entry phone system and its own private entrance hall. The living room and dining area open onto a balcony, creating a bright and airy space for relaxation. The flat also features a modern fitted kitchen, a well proportioned bedroom and a bathroom, all finished to a high standard. The heating system is powered by an energy efficient air source heat pump, providing warmth and comfort throughout the year. Additional features includes double glazed sash windows, and the convenience of having a private garage located beneath the property.

The property is being offered for sale with no upper chain.





COMMUNAL ENTRANCE

Own front door

ENTRANCE HALL

Approached via staircase, skylight window, airing cupboard housing boiler and fuse board, light tube, access to large insulated loft

LIVING/DINING ROOM 16'11" (5.16m) x 9'3" (2.82m)

Wood flooring, double glazed doors leading on to a balcony, double glazed sash window to the front aspect, inset spotlights

MODERN FITTED KITCHEN 9'2" (2.79m) x 7'11" (2.41m)

Range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit with drainer, built in electric oven, microwave, ceramic hob with stainless steel chimney hood over, fridge freezer, dishwasher and washing machine, double glazed sash window to the front aspect, inset spotlights, tiled floor

BEDROOM 12'5" (3.78m) x 9'10" (3m)

Double glazed sash window to the side aspect, fitted wardrobes, inset spotlights

BATHROOM

Fully tiled with panelled bath with independent shower over, low flush wc, wash hand basin with drawers under, large fitted wall mirror, chrome ladder radiator, inset spotlights, extractor fan, skylight window

OUTSIDE

Secure gated development, access via remote control

GARAGE 19'8" (5.99m) x 8'11" (2.72m)

Located underneath the property with up and over door to the front

LEASE DETAILS

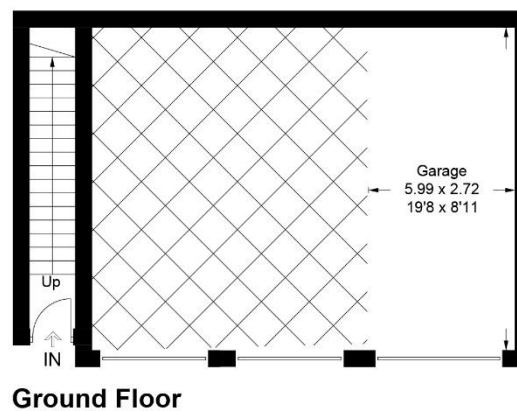
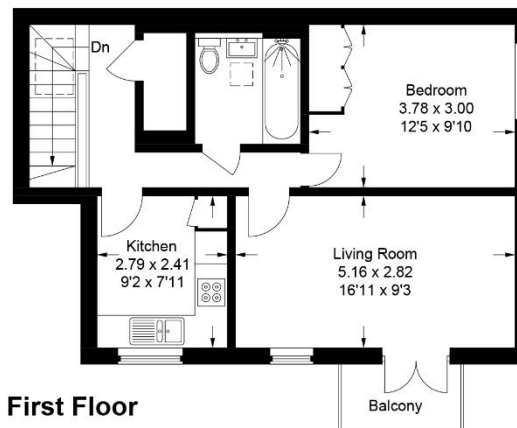
The vendor informs us that they have a right to manage the block

There is a 111 year lease remaining, no service charge and Ground Rent is £600 pa, which doubles every 20 years (last increase was 3 years ago)

COUNCIL TAX

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

Approximate Gross Internal Area
 Ground Floor = 4.8 sq m / 52 sq ft
 First Floor = 49.7 sq m / 535 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Total = 70.6 sq m / 760 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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Part of the **F** fairfield family



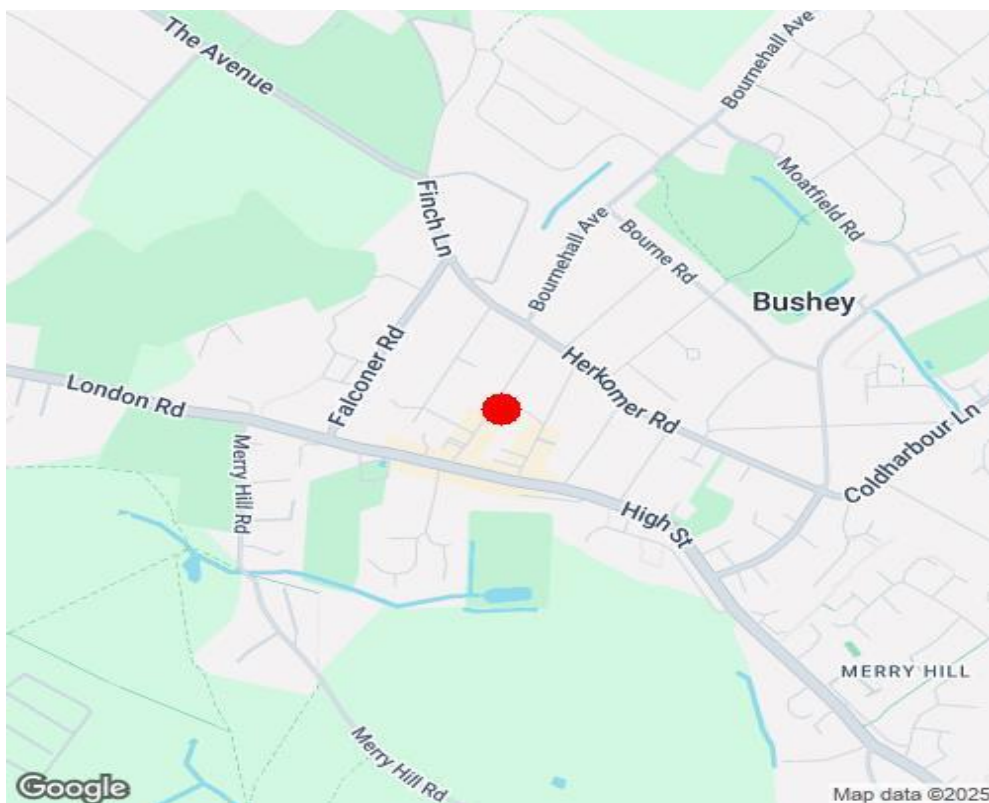
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Important Notice:

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.