



27 Cotswold Avenue, Bushey, WD23 4QJ

Price £295,000 Leasehold

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 **Churchills**Bushey



Price £295,000

27 Cotswold Avenue, Bushey, Hertfordshire, WD23 4QJ

- A Spacious 2 Bedroom Ground Floor Purpose Built Flat
- 13ft Living Room
- Two Double Bedrooms
- Gas Central Heating/ Double Glazing
- Own Rear Garden
- Convenient Location Close To Local Shops & Schools
- No Upper Chain
- Energy Rating: C

This spacious 2 bedroom ground floor purpose built flat offers comfortable and convenient living in a convenient residential area.

The property features an entrance lobby leading to a 13ft living room, a functional kitchen, two generously sized double bedrooms, and a bathroom, while gas central heating and double glazing ensure year round comfort. The flat also boasts its own private rear garden and additional garden.

Ideally located close to local shops and schools, this home is perfect for families or professionals. With no upper chain, it presents an excellent opportunity for a hassle free purchase.







COMMUNAL ENTRANCE

OWN FRONT DOOR

ENTRANCE LOBBY

Laminate wood flooring

LIVING ROOM 13'11" (4.24m) x 13'5" (4.09m)

Double glazed windows to the rear aspect

KITCHEN 10'5" (3.18m) x 8'0" (2.44m)

Range of wall and base units, working surfaces, stainless steel sink unit with drainer, cooker point, space for fridge/ freezer, plumbing for washing machine, breakfast bar, vinyl flooring, double glazed window to the front aspect

INNER LOBBY

Laminate wood flooring

BEDROOM 1 14'11" (4.55m) x 10'1" (3.07m)

Laminate wood flooring, wall mounted gas fired central heating boiler (Worcester Bosch), airing cupboard housing lagged hot water cylinder and cold water tank, double glazed window to the rear aspect

BEDROOM 2 11'5" (3.48m) x 9'3" (2.82m)

Laminate wood flooring, double glazed window to the front aspect

OUTSIDE

OWN REAR GARDEN

Gated private garden to the rear

ADDITIONAL GARDEN

With paved patio area, lawn, timber shed

STORAGE CUPBOARDS

Two storage cupboards within the block

LEASE DETAILS

The vendor informs us there is a 125 year lease from 20/07/1981 with 81 years remaining.

Service Charge: £1157.00 oer annum

Ground Rent: £10.00 per annum

COUNCIL TAX

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

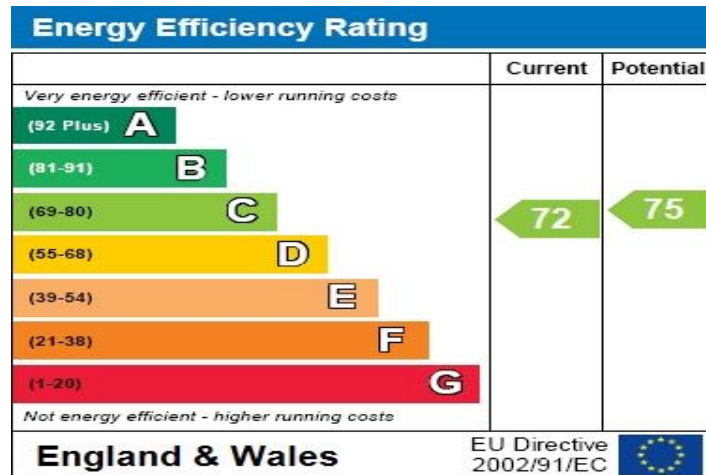
Approximate Gross Internal Area
58.5 sq m / 630 sq ft



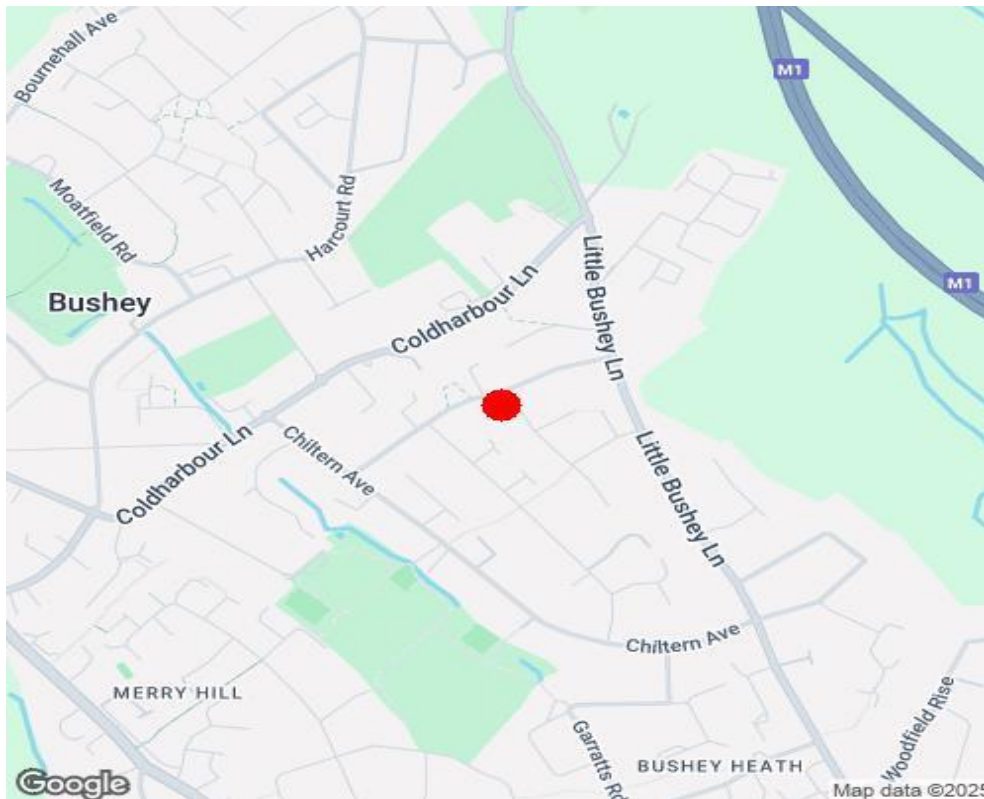
Ground Floor

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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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.