



3 Parklands, 47 Chiltern Avenue, Bushey, WD23 4TG

Price £299,999 Leasehold

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 **Churchills**Bushey



Price £299,999

3 Parklands, 47 Chiltern Avenue, Bushey, Hertfordshire, WD23 4TG

- A One Bedroom Ground Floor Purpose Built Maisonette
- Convenient Residential Location
- Spacious Living Room
- Double Glazing/ Electric Storage Heaters
- Attractive & Well Maintained Communal Gardens
- Allocated Parking Space & Visitors Parking
- No Upper Chain
- Energy Rating: C

This one bedroom, purpose built ground floor maisonette is tastefully decorated and features a spacious living room, a well appointed kitchen, a bathroom, and a comfortable bedroom. The property benefits from double glazing and electric storage heaters. It is set within well maintained and attractive communal gardens that back onto the King George V Recreational Ground. Additional features include an allocated parking space and a sought after residential location. The property is offered for sale with no upper chain.





OWN ENTRANCE DOOR

COUNCIL TAX

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

LIVING ROOM 14'11" (4.55m) x 14'10" (4.52m)

Electric storage heater, double glazed window to the front aspect, inset spotlights

KITCHEN 8'2" (2.49m) x 5'10" (1.78m)

Range of wall and base units, working surfaces, stainless steel sink unit with drainer, ceramic hob with extractor hood over, electric oven, space for fridge freezer, inset spotlights, part tiled walls, tiled floor

BEDROOM 13'0" (3.96m) x 8'9" (2.67m)

Double glazed windows to the rear aspect, fitted wardrobe cupboards, electric radiator, inset spotlights

BATHROOM

Panelled bath with hand held shower attachment, wash hand basin with cupboard under, low flush wc, chrome heated towel rail, extractor fan, inset spotlights, laminate wood flooring, cupboard housing Megaflo and plumbing for washing machine

OUTSIDE

COMMUNAL GARDENS

Attractive, well maintained gardens to the front and rear of the development

ALLOCATED PARKING

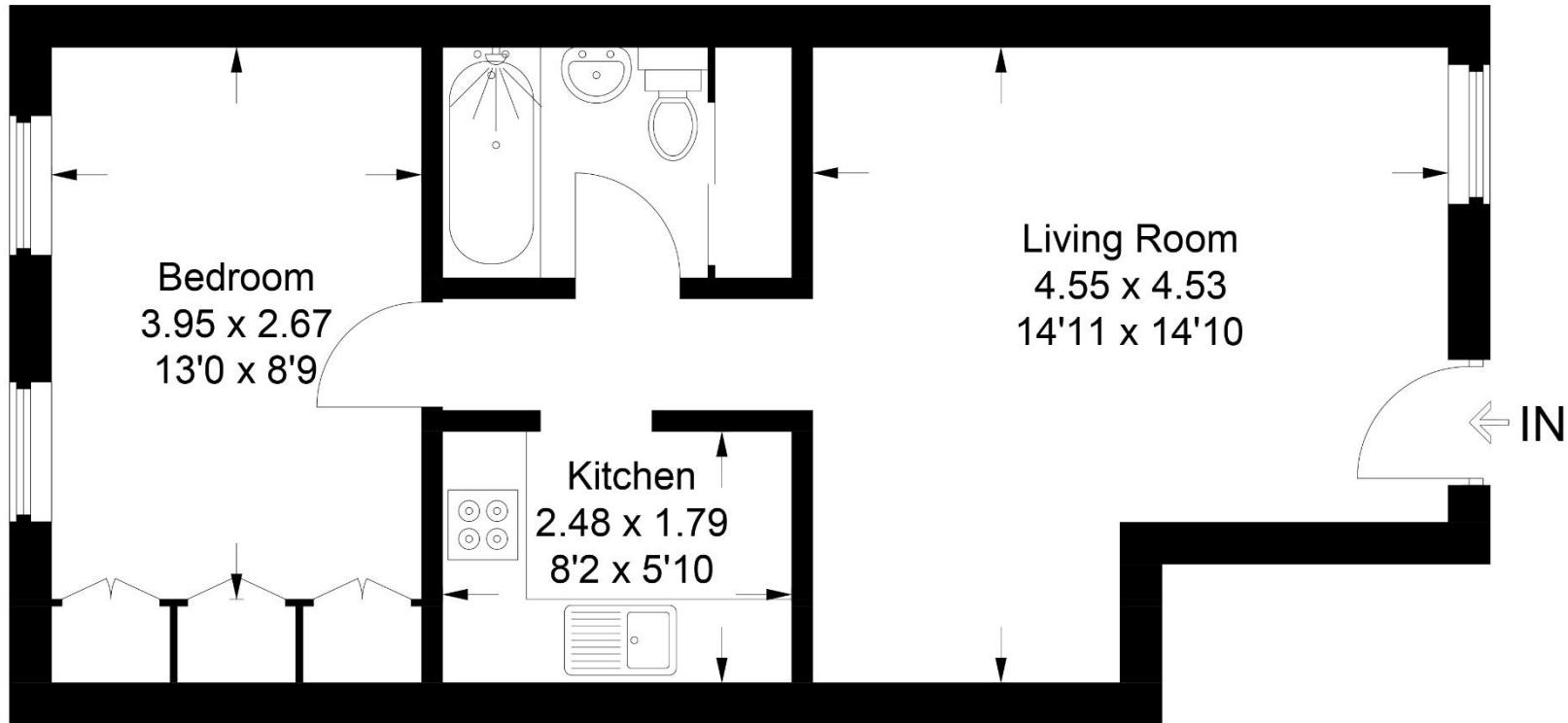
Allocated parking to the rear of the development for 1 car, plus visitor parking spaces

LEASE DETAILS

The vendor informs us that there is a 215 year lease dated from 29/09/1988 with 178 years remaining.

Monthly Management Charge: £77.50 per month

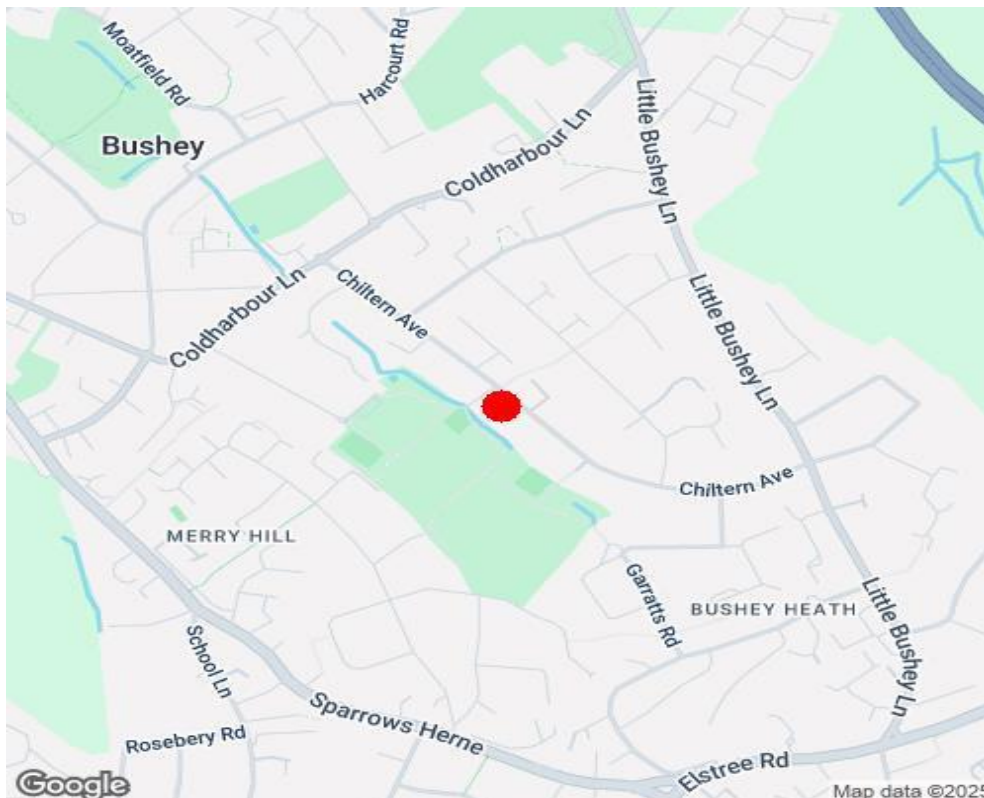
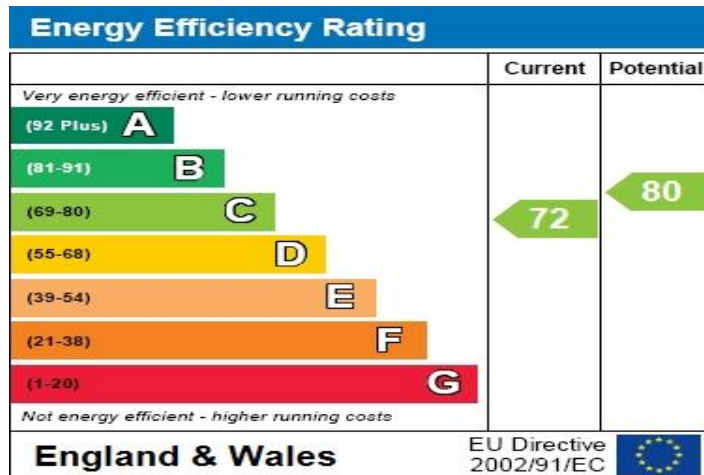
Approximate Gross Internal Area
42.9 sq m / 462 sq ft



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.