



**16 Mayfield Court, Bushey, WD23 2NN**

**Price £369,950 Leasehold**

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 **Churchills**Bushey





Price £369,950

### 16 Mayfield Court, Bushey, Hertfordshire, WD23 2NN

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- A Modern 2 Bedroom First Floor Flat
- Situated In A Gated Development
- Recently Redecorated & Recarpeted
- Living Room With Balcony
- Main Bed With En-Suite Shower Room
- Underground Parking
- Well Maintained Communal Gardens
- No Upper Chain
- Council Tax Band E - Hertsmere Borough Council
- Energy Rating: B

This modern 2 bedroom, 2 bathroom first floor flat is set within a gated development, offering both comfort and security. The property is accessed via a communal entrance with a video entry phone system, with a staircase and lift serving all floors. Inside, the flat opens into its own welcoming entrance hall leading to a spacious 20ft living room with a private balcony, and a fully fitted kitchen. The main bedroom benefits from an en suite shower room, while a second bedroom and additional bathroom provide excellent accommodation. Recently redecorated and recarpeted, the home also features gas central heating, double glazing, and access to well maintained communal gardens. Secure underground parking is included, and the location is ideal, being within easy reach of Bushey Mainline Station. Offered for sale with no upper chain, this property presents an attractive opportunity for buyers seeking modern living in a desirable setting.





## LEASE DETAILS

The vendor informs us that there is 125 year lease dated from 20/12//2007 with 107 years remaining.

Service Charge: £1212.00 per annum

Ground Rent: £230.00 per annum

Other Charges:

Water £19.79 per month

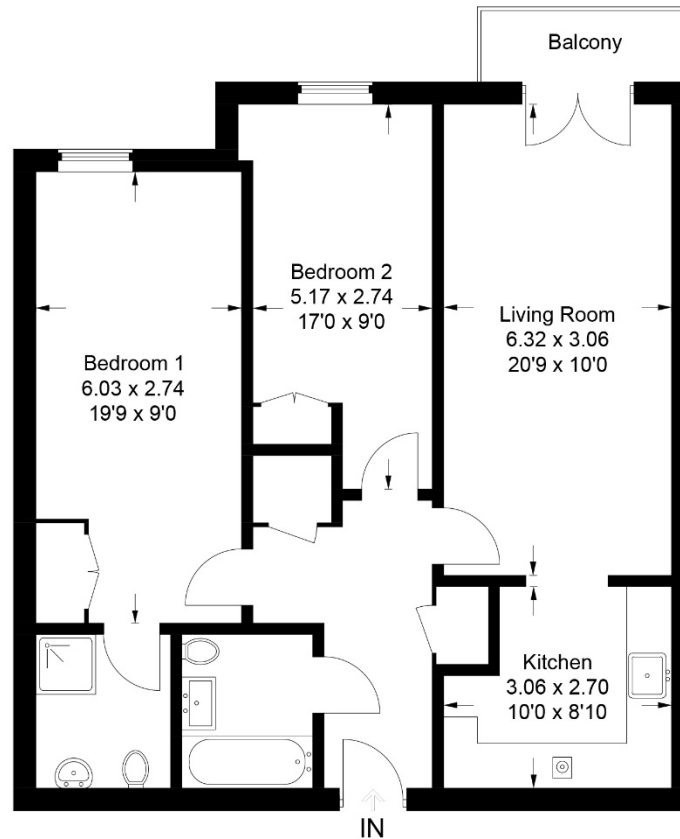
Insurance £17.89 per month

Management Feem £23.33 per month

Planned Maintenance £35.50 per month

# Mayfield Court

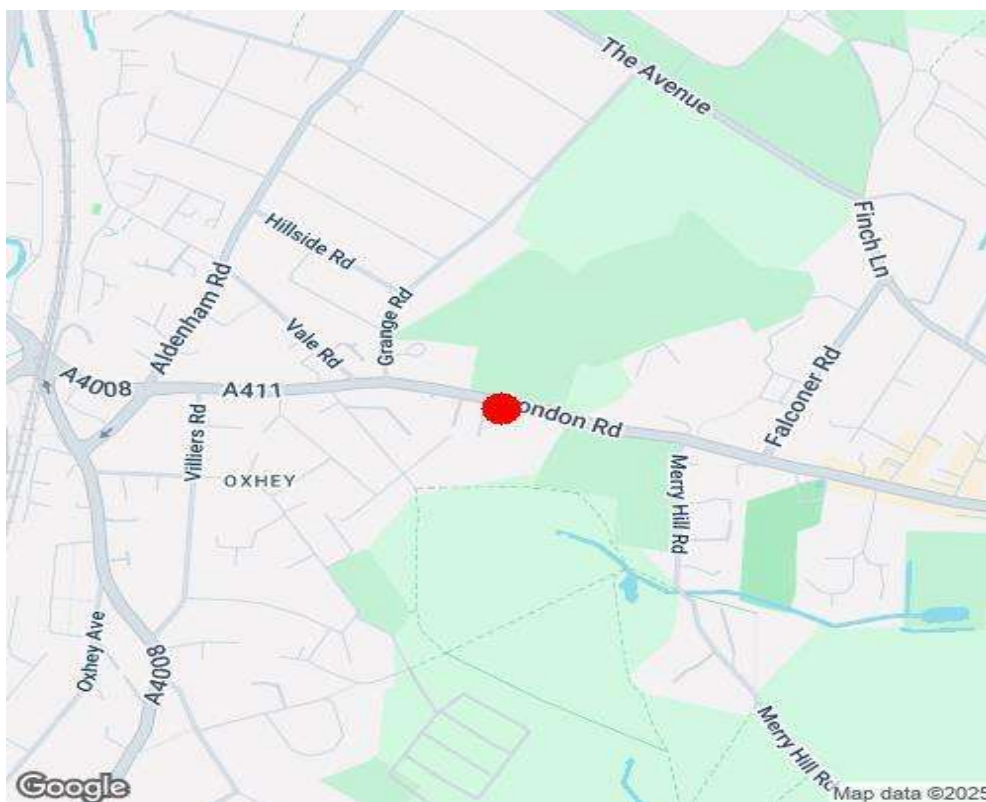
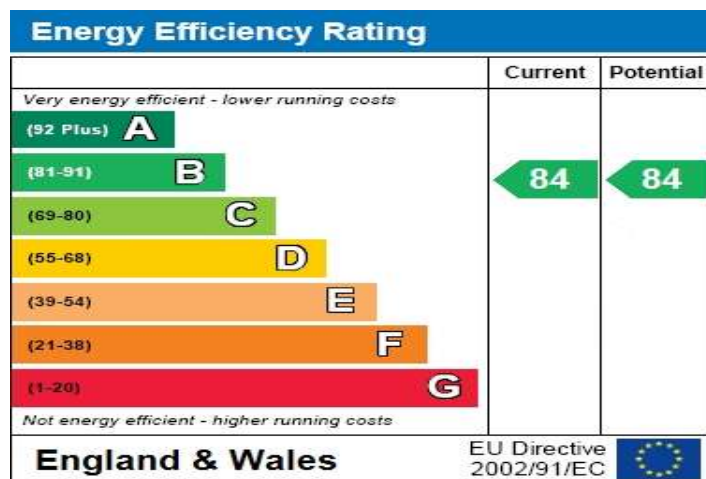
Approximate Gross Internal Area = 75.7 sq m / 815 sq ft



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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#### 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.