



8 Tristan Lodge, Bushey Grove Road, Bushey, WD23 2JA

Price £299,950 Leasehold

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 ChurchillsBushey



Price £299,950

**8 Tristan Lodge, Bushey Grove Road, Bushey,
Hertfordshire, WD23 2JA**

- A Purpose Built 2 Bedroom First Floor Flat
- 16ft Living Room With Balcony
- Gas Central Heating/ Double Glazing
- Well Maintained Communal Gardens
- Allocated Parking For 1 Car
- Convenient Location
- Long Lease
- No Upper Chain
- Council Tax Band D - Hertsmere Borough Council
- Energy Rating: C

This purpose built 2 bedroom first floor flat, constructed in the 1980s, is offered with a long lease and the added benefit of no upper chain. The property features a spacious 16ft living room with access to a private balcony, kitchen, two double bedrooms, bathroom, gas central heating, and double glazing throughout. Externally, it enjoys beautifully maintained south west facing communal gardens and allocated parking for one vehicle. Ideally situated, the flat provides convenient access to Bushey mainline station, Watford town centre, local schools, and a variety of leisure facilities, making it a practical and attractive choice for buyers seeking both comfort and convenience.





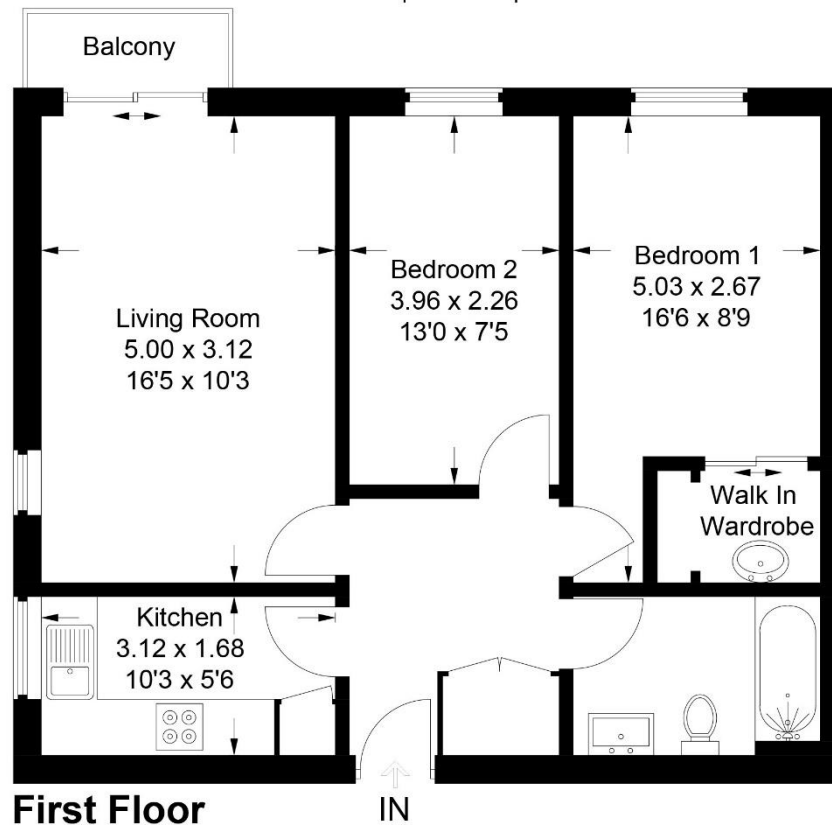
LEASE DETAILS

The vendor informs us that there is a 189 year lease from 25/03/1987 with 151 years remaining.

Service Charge: £2130.71 per annum & includes Ground Rent

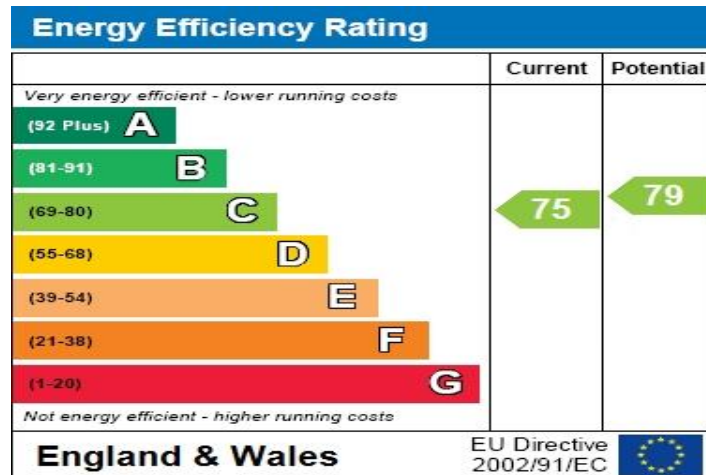
Tristan Lodge Bushey Grove Road

Approximate Gross Internal Area
57.5 sq m / 619 sq ft

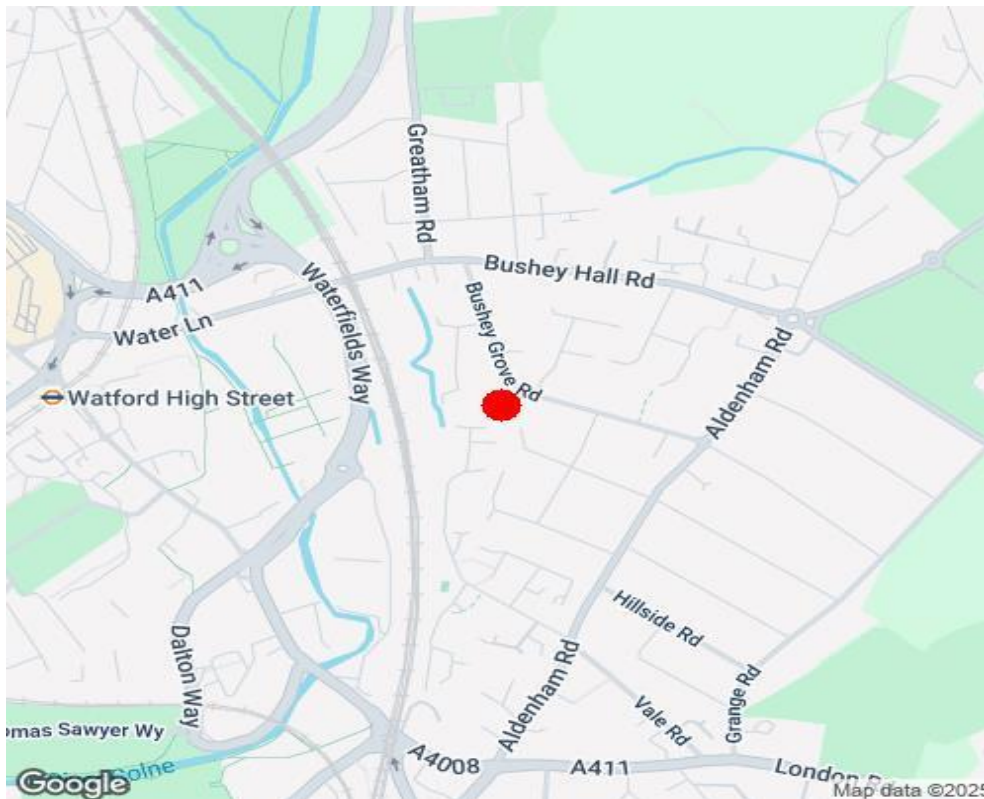


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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.