



47 Hogarth Court, Bushey, WD23 1BT

Price O.I.E.O £250,000 Share of Freehold

1  1 

 **Churchills**Bushey



Price O.I.E.O £250,000

47 Hogarth Court, Bushey, Hertfordshire, WD23 1BT

- A Well Presented Raised Ground Floor Apartment
- Entry Phone System
- Modern Kitchen & Bathroom
- Double Bedroom With Fitted Wardrobes
- Communal Gardens
- Allocated Parking/ Ample Visitors Parking
- No Upper Chain
- Share of Freehold
- Council Tax Band C - Hertsmere Borough Council
- Energy Rating: C

This well presented one double bedroom raised ground floor apartment is set within a popular residential development just off Bushey High Street, offering convenient access to local amenities and excellent transport links including Stanmore's Jubilee Line and Bushey's London Overground stations. The property features a communal entrance hall with entry phone system leading to a private entrance hall with built-in storage cupboards, one housing the Viessmann gas-fired combination boiler. The bright lounge/dining room benefits from wood laminate flooring and a floor to ceiling double glazed picture window overlooking the communal gardens, while the modern kitchen provides a range of white fronted fitted units and a double glazed window with far reaching views towards Watford. The generous double bedroom includes built-in and fitted wardrobes with matching bedside cabinets, complemented by a contemporary bathroom suite with a P-shaped panelled bath and curved shower screen. Further benefits include an allocated parking space and ample visitors' parking. The property is offered for sale with no upper chain





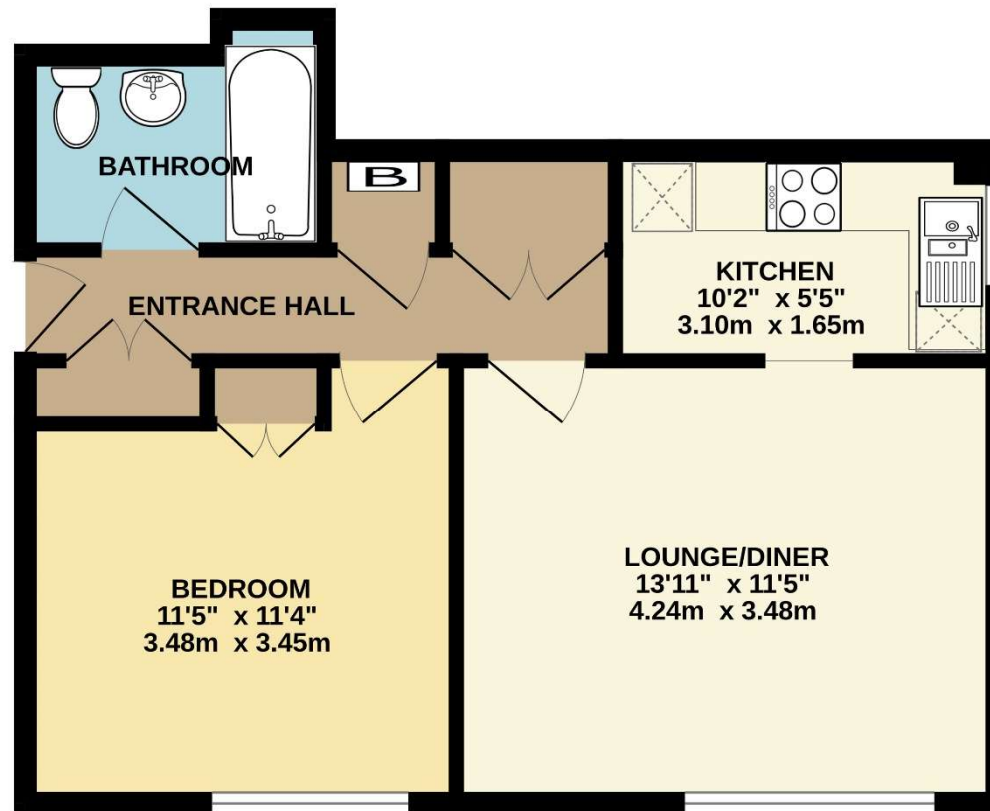
LEASE DETAILS:

The vendor informs us that they own a Share of the Freehold. There is a 999 year lease dated from 02/06/1980 with 954 years remaining.

Service Charge: £343.23 Per quarter for period 25/12/24 to 24/03/2025

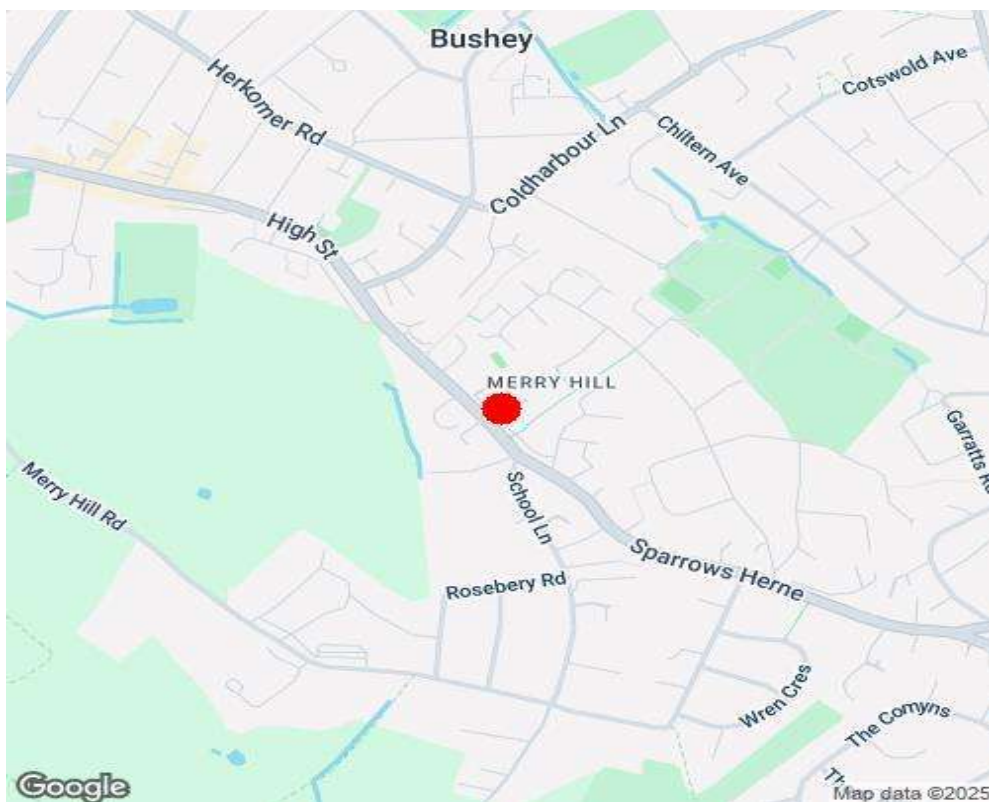
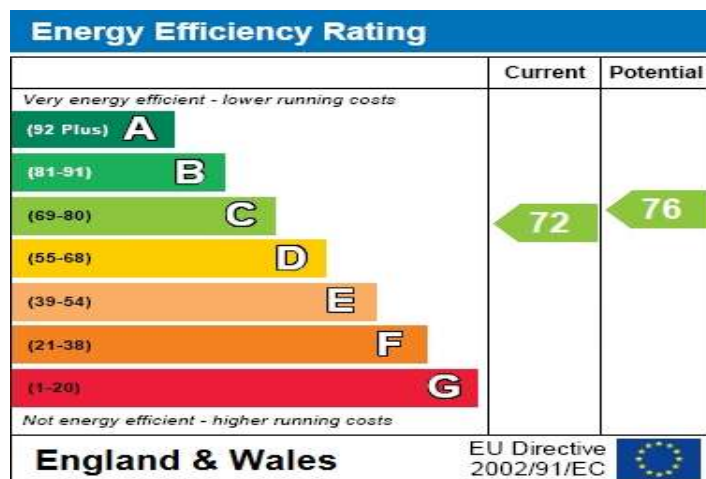
Ground Rent: NIL

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Part of the **F** fairfield family



Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

property@churchillsbushey.co.uk

<https://www.churchillsbushey.co.uk>

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.