



31 Lambert Court, Bushey Grove Road, Bushey, WD23 2HF

Price £299,950 Leasehold

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 Churchills Bushey



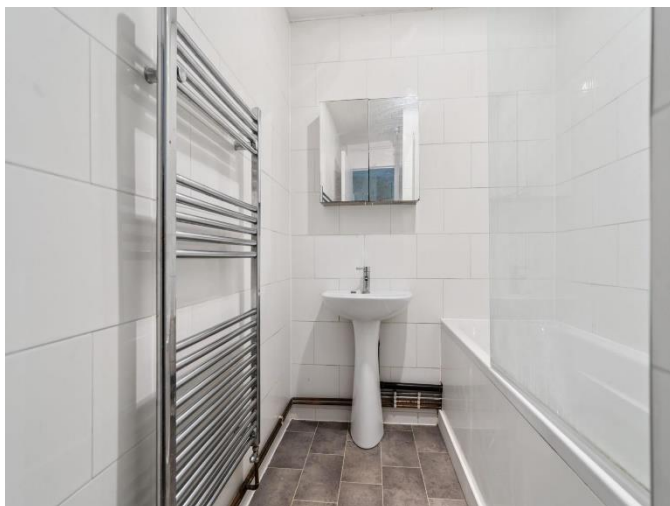
Price £299,950

**31 Lambert Court, Bushey Grove Road, Bushey,
Hertfordshire, WD23 2HF**

- A Spacious 2 Bedroom 2nd Floor Flat
- Entry Phone System
- 21ft Lounge/ 14ft Kitchen
- Gas Central Heating/ Double Glazing
- Communal Gardens
- Residents Permit Parking
- Close To Watford Town Centre
- No Upper Chain
- Council Tax Band C - Hertsmere Borough Council
- Energy Rating: C

This spacious 2nd floor purpose built flat offers modern convenience and comfort, featuring a secure communal entrance with a video entry phone system. Upon entering through its own entrance hall, you are welcomed into a generously sized 21ft lounge and a 14ft kitchen. The property boasts two double bedrooms, a bathroom with a separate WC, gas central heating, and double glazing throughout. Residents also benefit from access to attractive communal gardens and residents permit parking. Ideally located within easy reach of Watford Town Centre, the flat is offered for sale with no upper chain, making it an appealing opportunity for buyers.





LEASE DETAILS

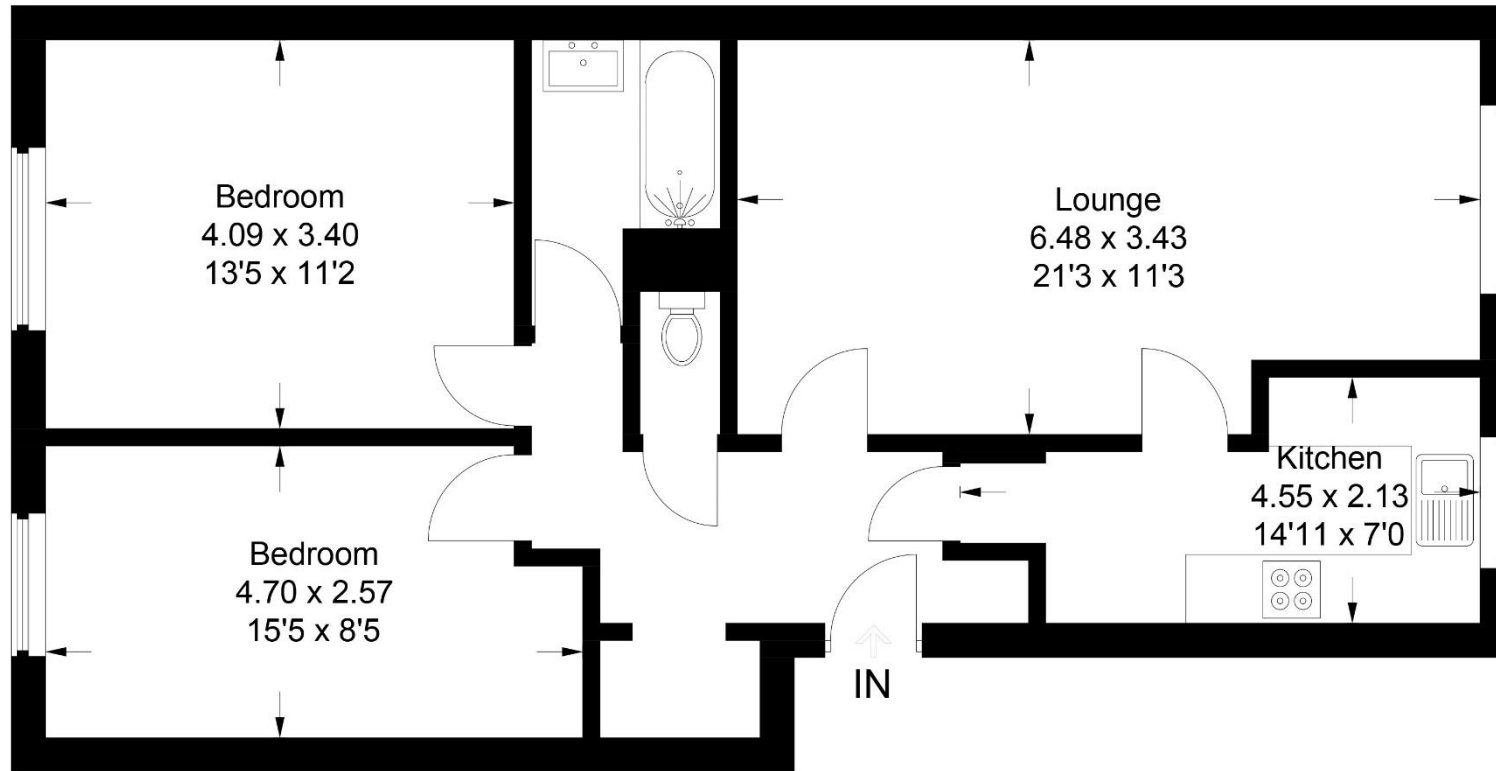
The vendor informs us that there is a 125 year lease dated from 30/09/1992 with 92 years remaining.

Service Charge: £1534.80 per annum

Ground Rent: TBC

Lambert Ct Bushey Grove Road

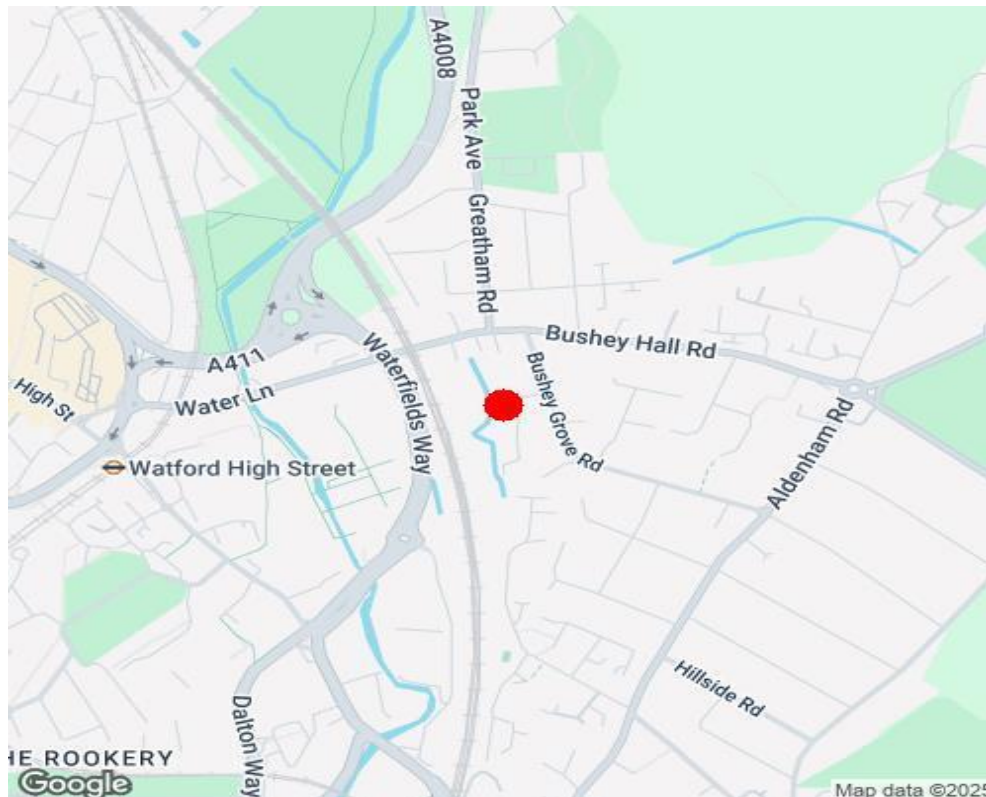
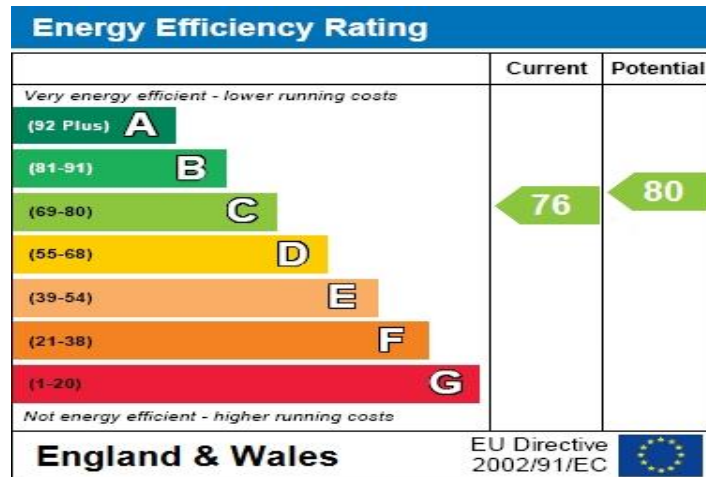
Approximate Gross Internal Area
70.4 sq m / 758 sq ft



Second 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.