



Connells

Ivy House High Street
Bushey



Property Description

Connells are pleased to bring this stunning ground floor apartment to the market that is situated in the heart of Bushey Village. The apartment is bright and airy throughout, and comes equipped with a clean, neutral colour scheme and comprises of one double bedroom, an open plan living area with a modern fitted integrated kitchen and contemporary bathroom. The property benefits from high ceilings throughout, wooden shutters on all windows as well as a long lease.

Ideal for first time buyers, the property is conveniently located with access to several transport links including Bushey station that provides direct links into London Euston as well as the A41 and M1 motorways. The bustling Bushey Village is a short walk away providing an abundance of restaurants, coffee shops and boutique stores as well as Watford High Street and Shopping Centre being just a short distance away providing further entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Front door, radiator, storage cupboard with plumbing for washing machine.

Lounge / Kitchen

15' 5" MAX x 15' 4" MAX (4.70m MAX x 4.67m MAX)

Open plan living area, window to front aspect with shutters, television point, telephone point, radiator.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric cooker point, extractor hood, integrated dishwasher and fridge/freezer.

Bedroom One

17' 11" x 10' 8" (5.46m x 3.25m)

Window to rear aspect with shutters, radiator.

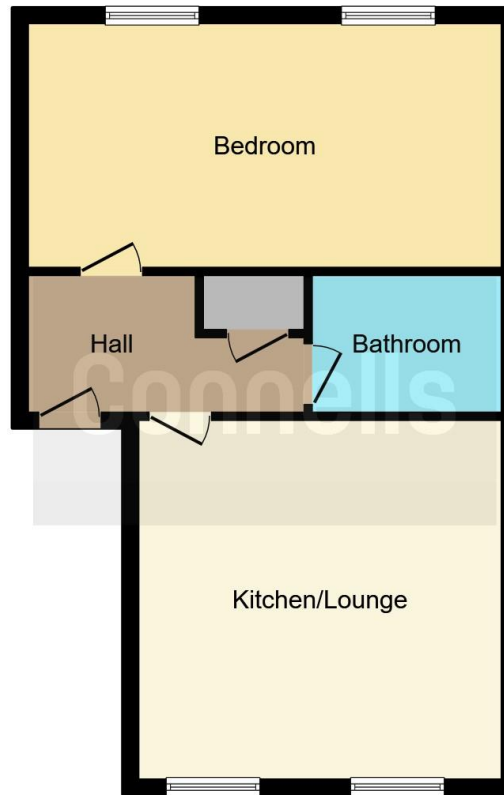
Bathroom

Bath with mixer taps and overhead shower, WC, vanity basin, extractor fan, tiled.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 020 8950 4404
E bushey@connells.co.uk

86 High Street
BUSHEY WD23 3HD

EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/BUS306830](https://www.connells.co.uk/Property/BUS306830)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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