



Connells

Mayfield Court London Road
Bushey



Property Description

Connells are pleased to bring this rarely available one bedroom, first floor apartment to the market that is located within a secure gated modern development in the sought after area of Bushey. Excellently presented throughout, this property comprises of a large double bedroom with fitted wardrobes, a modern fitted kitchen with integrated appliances and a spacious reception room as well as ample storage throughout the property. Benefits include lift access to all floors, a Juliet balcony, video phone entry system, an underground allocated parking space and visitor parking as well as the benefits of tasteful decoration with laminated flooring throughout the property making this property ideal for first time buyers and investors alike.

This apartment is also conveniently located with access to several transport links including Bushey Station that provides direct services into London Euston as well as easy access to the A41 and M1 & M25 motorways. The property is also close by to the vibrant Bushey Village which is full of many different shops and eateries. Watford High Street and shopping centre is also just a short drive away.

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

Entrance

Door to front aspect, lift access, stairs to all floors.

Entrance Hall

Door to front aspect, storage cupboard with boiler, cloakroom cupboard, thermostat, radiator.

Lounge

15' 4" max x 11' 5" (4.67m max x 3.48m)

Open plan with kitchen, french doors to Juliet balcony, radiator.

Kitchen

8' 9" x 7' 11" (2.67m x 2.41m)

Fitted kitchen with comprising wall and base units, work surfaces to match, one and a half bowl sink with drainer, integrated electric oven and hob, extractor fan, integrated washing machine, dishwasher and fridge/freezer.

Bedroom One

14' 11" x 9' 5" (4.55m x 2.87m)

Double glazed window to rear aspect, built in wardrobes, carpet, television point, radiator.

Bathroom

Wash hand basin, bath with mixer taps and overhead shower, WC, heated towel rail, tiled.

Outside

Parking

Secure underground allocated parking space, visitor parking.

Communal Gardens

Well maintained communal gardens, laid to lawn.

Tenure Information

The vendor has advised that the lease length is 125 years from 1st December 2006. We are also advised that the service charge, ground rent and water rates equate to £160 per month.

Refurbishment

The vendor has advised the apartment has undergone renovation including; a new boiler installed in 2023, fitted luxury carpet, built in blinds and spot lights throughout the apartment.

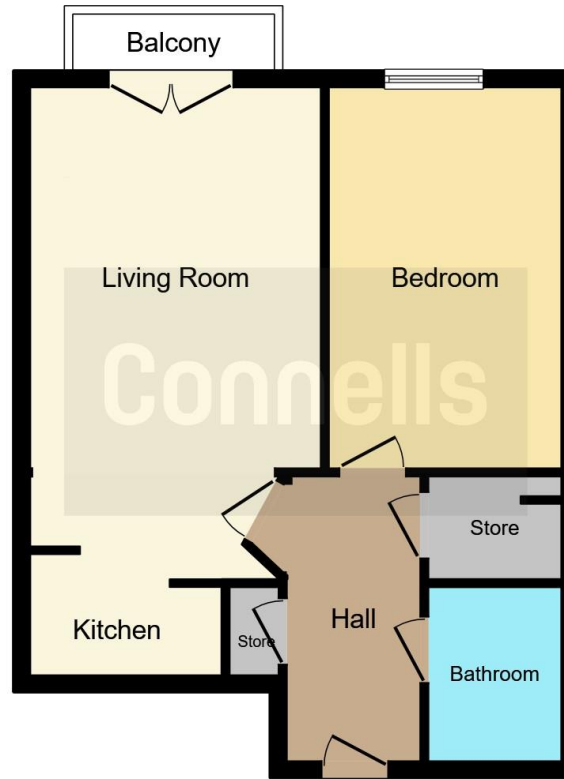
Square Foot

Taken directly from the EPC, the total square foot is 570.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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86 High Street
BUSHEY WD23 3HD

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307016

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Awaiting Photograph



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