



**Connells**

220 Park Avenue  
Bushey





## Property Description

Connells are delighted to bring this beautifully presented, first floor apartment to the market that is situated in North Bushey. The property comprises of one generous bedroom, one bathroom an open plan lounge with bespoke fitted kitchen as well as a contemporary bathroom. Offered with 40% shared ownership, benefits include a fitted wardrobe in the master bedroom, allocated parking for one car as well as a balcony.

Ideal for first time buyers and downsizers, this property is also located with access to several transport links including Watford Junction Station that provides direct links into London as well as the A41 and M1 motorways.

The property is situated with access to ample local shops and amenities including Costco and David Lloyd's Gym as well as being a short drive away from Watford High Street and Shopping Centre that provides numerous amenities, eateries, entertainment and recreational facilities.

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

## Entrance Hall

Storage cupboard.

## Lounge

Window to rear aspect, door to balcony and radiator.

## Kitchen

19' 1" x 15' 10" ( 5.82m x 4.83m )

Open plan living, window to side aspect, washing machine, fridge/freezer, electric oven and hob, cooker-hood, wall and base units, work surfaces and boiler house.

## Bedroom 1

13' 6" x 7' 8" ( 4.11m x 2.34m )

Window to front aspect, Juliet balcony and built in wardrobe.

## Shower Room

Tiled throughout, vanity unit, shower cubicle, water closet, extractor fan and heated towel rail.

## Parking

This property is sold with one allocated parking space as well as visitor bays available.















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](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
BUSHEY WD23 3HD

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307372](http://connells.co.uk/Property/BUS307372)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Oct 2020. 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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