



Not for marketing purposes INTERNAL USE ONLY

Lambert Court Bushey Grove Road
Bushey



Property Description

Connells are pleased to bring this spacious two bedroom ground floor apartment to the market located in Lambert Court, which is makes it ideal for access to the M1 & A41 motorway links, Bushey Village and Watford Town Centre as well as a short distance to Watford High Street Train Station.

The property is well kept throughout and comprises of a spacious lounge, kitchen, two bedrooms and a fitted bathroom. A fantastic first buy, down-size or investment purchase with its ideal location, an internal viewing comes highly recommended.

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

Entrance Hall

Storage cupboard.

Lounge

21' 3" x 11' (6.48m x 3.35m)

Window to front aspect, radiator, television point.

Kitchen

13' 1" x 6' 8" (3.99m x 2.03m)

Fitted kitchen comprising wall and base units, work surfaces, window to front aspect, sink with drainer, gas oven, gas hob, fridge/freezer, washing machine.

Cloakroom

WC, tiled.

Bedroom 1

13' 4" x 11' 2" (4.06m x 3.40m)

Window to rear aspect, fitted wardrobes, television point, radiator.

Bedroom 2

13' 4" x 8' 5" (4.06m x 2.57m)

Window to rear aspect, built in wardrobe, radiator.

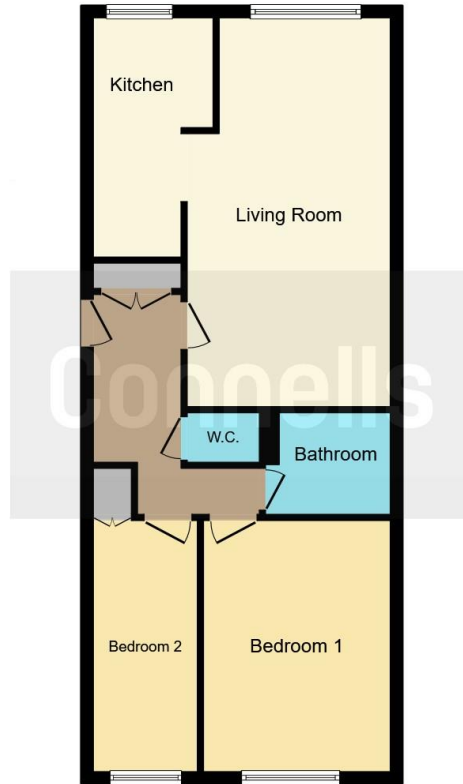
Bathroom

Vanity unit with wash hand basin, bath with mixer taps and overhead shower, extractor fan, tiled, radiator.









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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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Dec 1988. 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.

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