



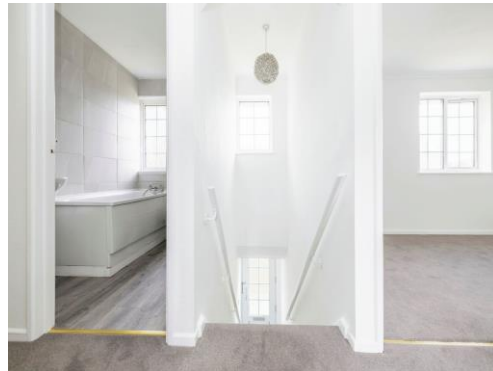
**Connells**

The Pantiles  
Bushey Heath Bushey

# The Pantiles

## Bushey Heath Bushey WD23 1LS

for sale  
£355,000



### Property Description

A two DOUBLE BEDROOM first floor maisonette located in the heart of BUSHEY HEATH. Offered in great condition throughout this property comprises of EXPANSIVE LOUNGE/DINER, two double bedrooms, a modern bathroom and spacious kitchen. This property benefits from a LONG LEASE, low service charges as well as access to the well maintained the South West facing communal gardens and resident's parking.

Ideal for first time buyers and investors, this property is also conveniently located with access to several transport links including Bushey station that provides direct links into London as well as the A41, M1 and M25 motorways. The property is also within proximity to Bushey High Road's local shops, amenities and Synagogue. Watford Shopping Centre is also just a short drive away.

Viewing is highly recommended. For more information or to book a viewing, please contact Connells today.

Total floor area - 66 square meters.

### Entrance Hall

Door to front aspect, stairs to first floor.

### Lounge

16' 4" x 11' 4" ( 4.98m x 3.45m )

Window to rear aspect, double glazed, radiator, television point, telephone point.

### Kitchen

10' 4" x 7' 8" ( 3.15m x 2.34m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to match, window to rear and side aspect, double glazed, gas oven and hob, cooker-hood, plumbing for washing machine, space for fridge/freezer.

### Bedroom One

11' 4" x 12' 4" ( 3.45m x 3.76m )

Window to rear aspect, double glazed, fitted wardrobes, radiator.

### Bedroom Two

12' 1" x 10' 4" ( 3.68m x 3.15m )

Window to front aspect, double glazed, fitted wardrobes, radiator.

### Bathroom

Window to rear aspect, double glazed, WC, wash hand basin, bath with mixer taps and overhead shower.

### Outside

## Parking

Communal parking.

## Garden

Well maintained communal garden.

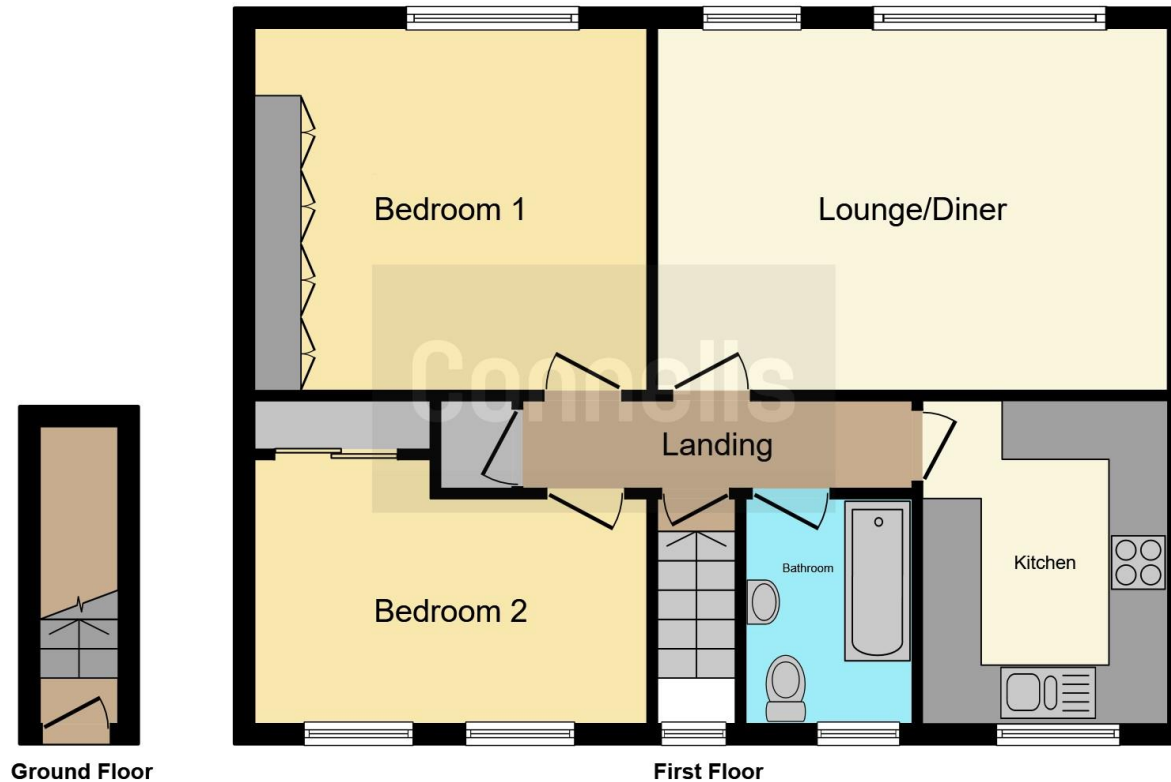
## Additional Info

Total floor area - 66 square meters.









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: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307432](http://connells.co.uk/Property/BUS307432)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Dec 2019. 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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Property Ref: BUS307432 - 0004