



Connells

Hilberry Court School Lane
Bushey



Property Description

Connells are pleased to bring this well presented, spacious top floor flat situated in a highly desirable residential area in Bushey. The property comprises of two double bedrooms, a large lounge that overlooks the well maintained communal gardens, a newly fitted family bathroom as well as a modern fitted kitchen. Refurbished throughout, this property benefits from a long lease of and share of freehold, affordable monthly charges, communal gardens and an residence parking. The apartment is situated behind an electric gate that only residence have access to and is ideal for downsizers and investors alike.

This property is conveniently located with access to several transport links including Bushey Station that provides direct services into London as well as easy access to the A41 and M1 motorways. There are a variety of nurseries, primary schools and secondary schools within proximity. The apartment is also close by to the vibrant Bushey Heath and Bushey Village which are full of many different shops and eateries. Watford Shopping Centre is also just a short drive away.

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

Entrance Hall

Door to front aspect.

Lounge

12' 10" x 16' 6" (3.91m x 5.03m)

Window to front aspect, radiator and television point for both Sky and Virgin.

Kitchen

11' 7" x 6' 1" (3.53m x 1.85m)

Window to front aspect, wall and base units, work surfaces, one and a half bowl sink with drainer, electric hob and oven, cooker-hood, boiler-house, space for a fridge/freezer.

Bedroom 1

15' 1" x 11' 10" (4.60m x 3.61m)

Window to rear aspect and radiator.

Bedroom 2

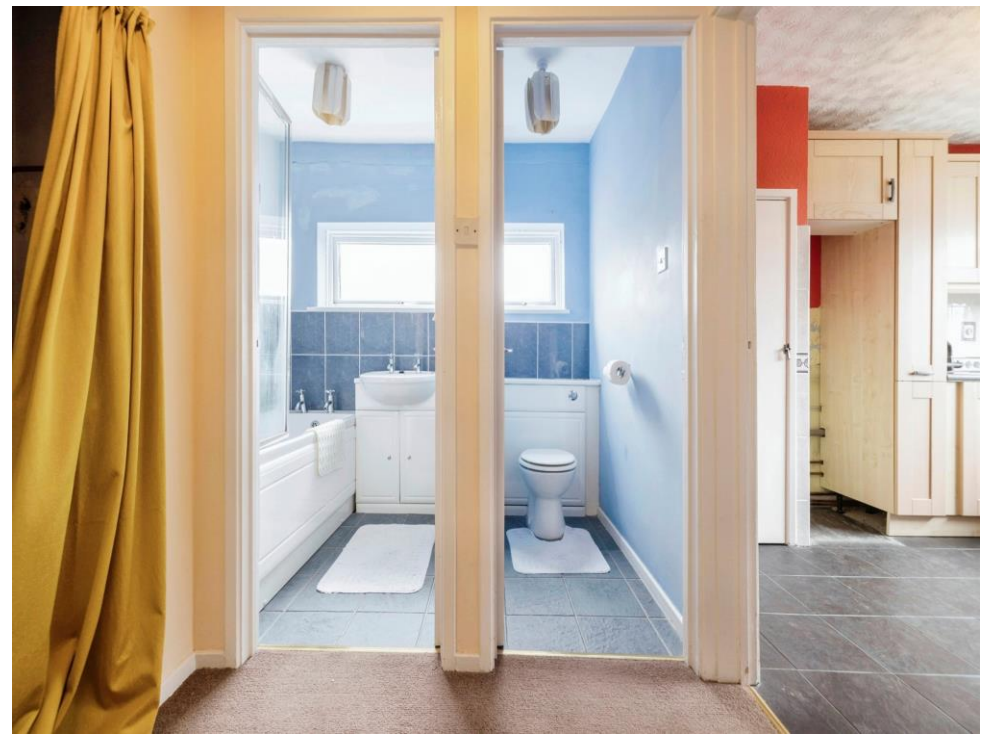
9' 6" x 11' 1" (2.90m x 3.38m)

Window to front aspect and radiator.

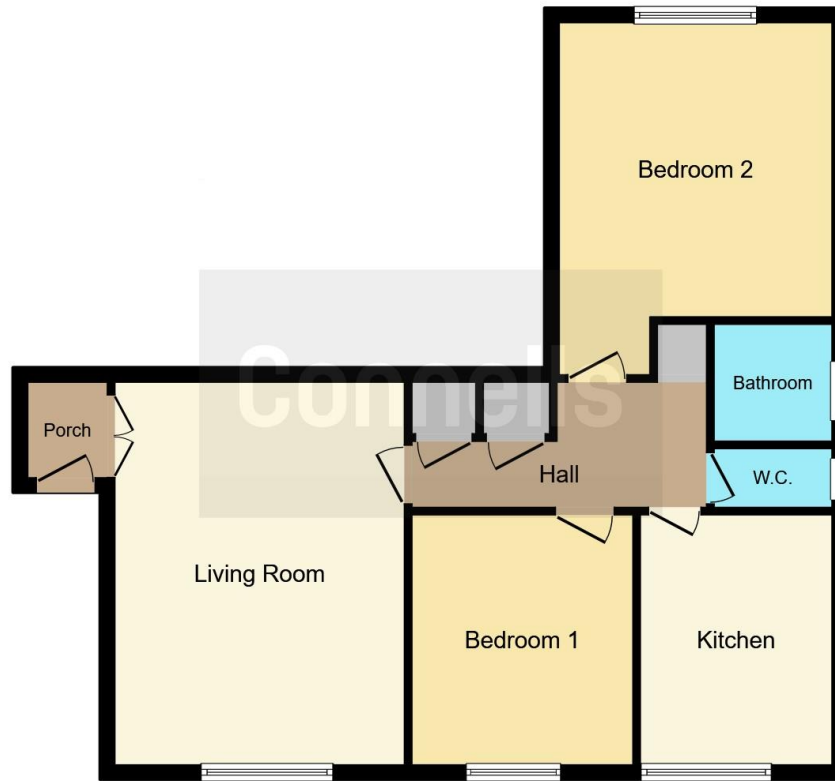
Bathroom

Separate water closet, partially tiled throughout, window to side aspect, bath with overhead shower, wash hand basin and heated towel rail.









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
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307515

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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