



Connells

Old Station House Sparrows Herne
Bushey

Old Station House Sparrows Herne Bushey WD23 1AE

for sale
£925,000



Property Description

Connells are delighted to present this Grade II listed, duplex apartment to the market. Situated within the heart of Bushey, a moments' walk away from local amenities and transport links. The home comprises of three generous size bedrooms, three bathrooms, one reception room and a fitted kitchen.

This iconic building was once the Police Station which is now a luxurious development consisting of duplex apartments. Old Station House was skillfully converted and still holds many of its original period features inside. The development has been finished to a high standard throughout. Further benefits include allocated parking, Granite work tops within the kitchen, integrated Siemens goods and completely tiled bathrooms.

Boasting a share of freehold, communal garden and the opportunity to purchase this contemporary apartment with no onward chain.

This is truly a special home, unmatched to others within the immediate location. With it's beautiful finish and charm throughout. An internal viewing comes highly recommended, please contact Connells today.

Entrance Hall

Video telecom system, storage cupboard and door to front aspect.

Cloakroom

Water closet, wash hand basin and tiled throughout.

First Floor

Lounge

17' 9" x 13' 10" (5.41m x 4.22m)

Dual window to front and side aspect, radiator and television point.

Kitchen

14' 1" x 8' 6" (4.29m x 2.59m)

Window to side aspect, Granite work surfaces, wall and base units, one and a half bowl sink with drainer, boiler, gas hob, electric oven and cooker-hood. Siemen integrated appliances; fridge/freezer, dishwasher, washer/dryer.

Bedroom 2 14' 9" max x 11' 5" max (4.50m max x 3.48m max)

Ensuite 2

Window to side aspect, tiled throughout, extractor-fan, bath, water closet, wash hand basin and heated towel rail.

Second Floor

Bedroom 1

17' 10" max x 13' 11" max (5.44m max x 4.24m max)

Dual aspect windows to the front, radiator and television point.

Ensuite 1

Tiled throughout, dual vanity unit, water closet, bath with mixer taps and overhead shower, extractor-fan and heated towel rail.

Bedroom 3

14' 11" max x 8' 11" max (4.55m max x 2.72m max)

Window to side aspect, built in wardrobe and radiator.

Ensuite 3

Tiled throughout, bath with mixer taps, wash hand basin, water closet, extractor-fan and heated towel rail.

Parking

One allocated parking space, as well as visitor bays for guests.

Tenure

Share of freehold with approximately 995 years remaining on the lease. Peppercorn ground rent and approximately £2500 service charge per annum.

Agents Note

This unique home is Grade II listed, we are advised the building insurance is included within the annual service charge.









TOTAL: 135.9 m² (1,463 sq.ft.)

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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307683

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2017. 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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