



Connells

Aldenham Road
Bushey



Property Description

**** LONG LEASE **** Connells are delighted to bring this beautifully presented second floor apartment to the market that is situated in Bushey. With high specification throughout, the property comprises of a double bedroom with fitted wardrobes, an open plan living area with a bespoke fitted kitchen with integrated Bosch appliances as well as a contemporary bathroom and benefits from an allocated parking space.

The development benefits from access to the building controlled with a video entry system with underground and surface car parks that are secured by fob operated electric gates.

Ideal for first time buyers and investors, the apartment 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. Watford High Street and Shopping Centre is also just a short distance away providing numerous shops, amenities, eateries and entertainment and recreational facilities.

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

Entrance Hall

Door to side aspect, video entry phone system, electric heater, engineered wood flooring.

Open Plan Lounge / Kitchen

31' 11" max x 18' 2" max (9.73m max x 5.54m max)

Window to rear aspect, window to side aspect, electric heater, television point, engineered wood flooring.

Kitchen

Contemporary fitted kitchen comprised of wall and base units with soft close doors and drawers, composite stone workshops, polished chrome sockets, under unit LED lighting, sink unit by Blanch, chrome monolog tap, tiled splashbacks, full range of integrated appliances by Bosch including; electric oven, hob, integrated microwave, extractor hood, dishwasher, fridge/freezer.

Utility Cupboard

150 litre hot water cylinder, Bosch washer/dryer.

Bedroom One

10' 10" into wardrobe x 8' 8" (3.30m into wardrobe x 2.64m)

Window to rear aspect, built-in wardrobe, electric heater, television point.

Bathroom

Mirrored recessed vanity unit with timber surround, integral light and chrome shaver socket, glass shower screen, contemporary white sanitary ware, wall hung basin, chrome fixed head shower plus hand held spray attachment, chrome thermostatic bath/shower mixer, WC with dual flush concealed cistern and soft close seat, chrome heated towel rail

with programmable timer.

Communal Facilities

Surface level and underground car parking, with secure gated access via fob

Key fob entry system to building entrance and car park

CCTV to common areas

High specification hotel style reception lobby with soft furnishings and TV

Artwork to all communal areas

Tri-separator refuse chute to all floors

Visitor parking bays

Parking

One underground allocated parking space.









TOTAL: 53.4 m² (575 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

T 020 8950 4404
E bushey@connells.co.uk

86 High Street
 BUSHEY WD23 3HD

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307756

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS307756 - 0006