



Connells

Moat View Court
Bushey



Property Description

**** NO CHAIN **** Connells are delighted to bring this well-presented bungalow, two bedroom over 60's retirement bungalow to the market that is located in a sought after residential area in Bushey. This property offering two double bedrooms, a fitted kitchen and bathroom.

Benefits include, wonderful views across parkland with duck pond, a secure entry phone system and lift access to all floors. This property also offers emergency pull cords in all rooms with 24 hour assistance available, as well as a communal lounge, an active residence social committee, communal gardens and residential parking.

As well as offering great potential this property further benefits from excellent transport links, allowing easy access into Bushey's King George Park, Rose Garden, Bushey and Watford which has a variety of shops and eateries.

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

Entrance Hall

Door to side aspect.

Lounge

18' 8" MAX x 12' 2" MAX (5.69m MAX x 3.71m MAX)

Door to communal gardens, window to side aspect and electric fire.

Kitchen

9' 10" x 5' 7" (3.00m x 1.70m)

Window to rear aspect, wall and base units, work surfaces, washing machine, dishwasher, one bowl sink with drainer, electric oven and hob.

Bedroom 1

13' 9" INTO WARDROBE x 8' 6" (4.19m INTO WARDROBE x 2.59m)

Window to front aspect and fitted wardrobe.

Bedroom 2

8' 6" INTO WARDROBE x 6' 7" (2.59m INTO WARDROBE x 2.01m)

Window to side aspect and fitted wardrobe.

Bathroom

Window to front aspect, bath with overhead shower, water closet and wash hand basin.









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
 BUSHEY WD23 3HD

EPC Rating: E

Council Tax
 Band: C

Service Charge:
 2400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307830

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1989. 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.

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