







## Property Description

Connells are delighted to bring this beautifully presented second floor apartment to the market that is situated in Bushey. 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 high specification throughout, a long lease as well as an allocated parking space.

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 M2 motorways. Watford High Street and Shopping Centre is also just a short distance away providing numerous shops, amenities, eateries and entertainment and recreational facilities.

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

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

## Entrance Hall

Video entry phone system, utility cupboard, engineered wood flooring.

## Utility Cupboard

150 litre hot water cylinder, Bosch

washer/dryer.

## Lounge

Open plan with kitchen.

Window to front aspect, double glazed, quadplex media plates, electric radiator, engineered wood flooring, television point.

## Open Plan Kitchen

24' 7" MAX x 7' 7" MAX ( 7.49m MAX x 2.31m MAX )

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

## Bedroom 1

11' 2" INTO WARDROBE x 8' 6" MAX ( 3.40m INTO WARDROBE x 2.59m MAX )

Radiator and built in wardrobes.

## 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

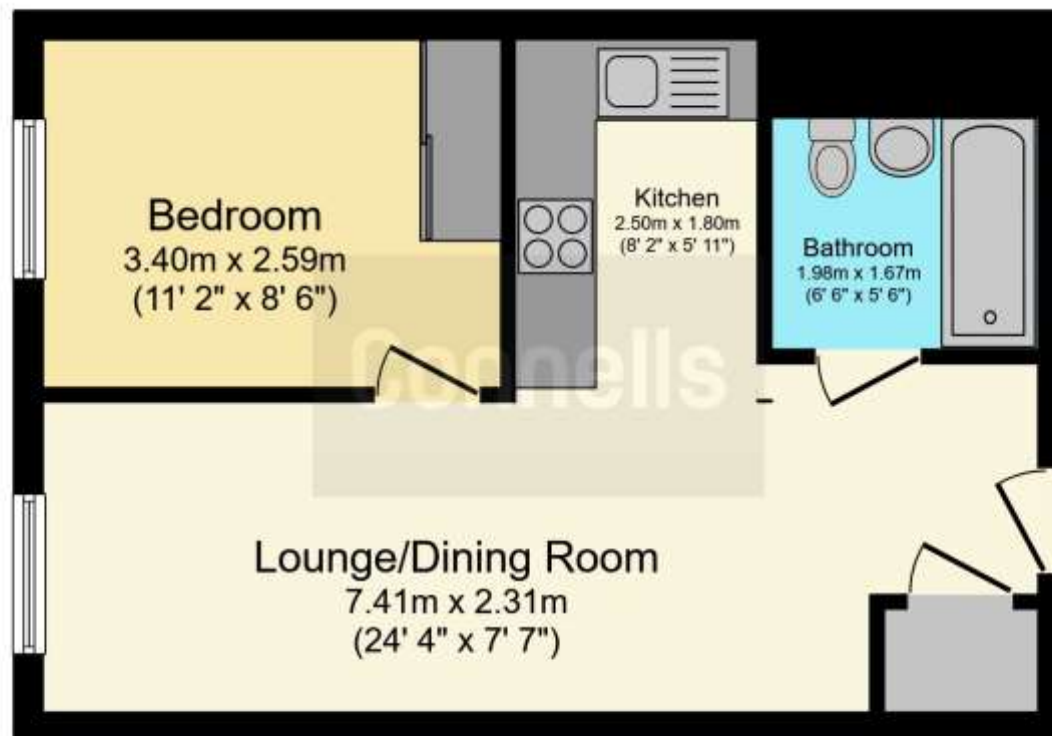
One allocated parking space.











Total floor area 36.9 m<sup>2</sup> (397 sq.ft.) approx

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

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86 High Street  
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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307800](http://connells.co.uk/Property/BUS307800)**

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.

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