



Connells

Cosmia Court Vale Road
Bushey



Property Description

Connells are pleased to bring this ground floor apartment to the market that is situated within walking distance from Bushey Station. This property is in good condition throughout and comprises of two double bedrooms, the master of which benefits an ensuite bathroom, a good sized reception room, a fitted kitchen and family style bathroom. Benefits include off-street parking for two cars as well as modern fittings throughout.

Ideal for investors and first time buyers this property is conveniently located with excellent access to transport links including Bushey Station that provides direct links into London Euston within 20 minutes as well as the A41 and M1 motorways. There are a variety of local shops and amenities within proximity as well as Watford High Street and Shopping Centre being a short distance away.

Viewing is highly recommended.

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

Entrance Hall

Door to front aspect and storage cupboard.

Lounge

21' 6" max x 13' 1" max (6.55m max x 3.99m max)

Door to patio, television point, window to side aspect and radiator.

Kitchen

Window to side aspect, wall and base units, work surfaces, one and a half bowl sink and drainer, electric oven and hob, cooker-hood, dishwasher, fridge/freezer, washing machine.

Bedroom 1

11' 10" max x 10' 11" (3.61m max x 3.33m)

Window to rear aspect and built in wardrobe.

Ensuite

Tiled throughout, shower cubicle, wash hand basin, water closet and radiator.

Bedroom 2

10' 8" max x 8' (3.25m max x 2.44m)

Window to rear aspect, built in wardrobe and radiator.

Bathroom

Tiled throughout, bath with mixer taps and overhead shower, water closet, wash hand basin and radiator.

Outside

Rear Garden

Communal patio.

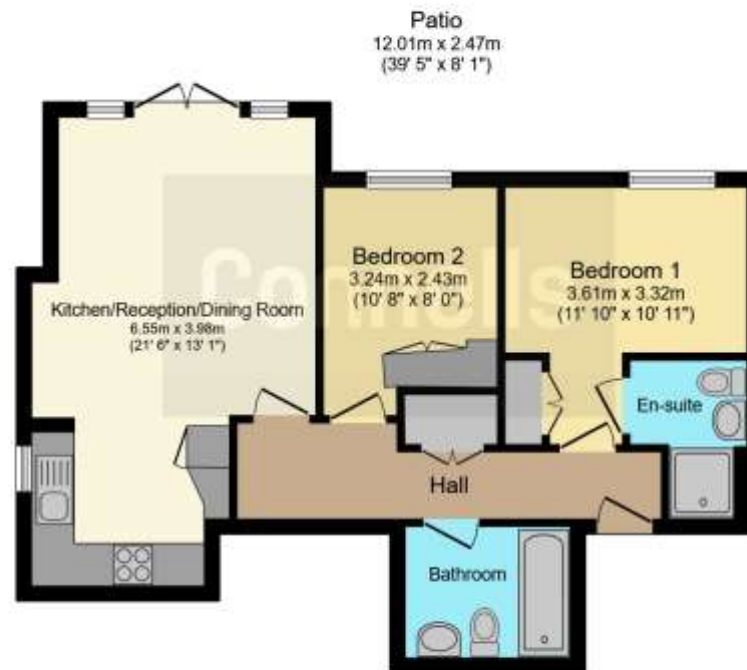
Parking

Allocated parking for 2 cars.









Total floor area 56.7 m² (610 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

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: C

Council Tax
Band: D

Service Charge:
1574.00

Ground Rent:
125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307868

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.

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