



Connells

Melbourne Road
Bushey



Property Description

Connells are delighted to bring this well-appointed apartment to the market that is situated in an exclusive development in the heart of Bushey Village. The property comprises of an open plan living and dining area with a modern fitted integrated kitchen, one double bedroom with built in wardrobes and benefits from a long lease and allocated parking.

Ideal for first time buyers and investors, the property is also conveniently located with easy access to several transport links including Bushey station that has direct links into London Euston as well as the A41, M1 and M25 motorways.

The vibrant Bushey High Street and Bushey Village are within walking distance which are full of many different shops and eateries. Watford Shopping Centre is also just a short drive away providing further eateries, shops, entertainment and recreational facilities.

Viewing is highly recommended. For more information or to arrange a viewing please contact Connells today.

Entrance Hall

Front door, storage cupboard, radiator.

Open Plan Living Room

15' 9" max x 14' 5" max (4.80m max x 4.39m max)

Skylight window, window to side aspect,

radiator, television point. Open plan to kitchen.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, gas hob with extractor hood, electric oven, sink with drainer, washing machine, dishwasher, fridge/freezer.

Bedroom 1

11' 6" max x 9' 10" max (3.51m max x 3.00m max)

Skylight window, radiator and built in wardrobes.

Bathroom

Bath with mixer taps and overhead shower, vanity unit with wash hand basin, WC, heated towel rail.

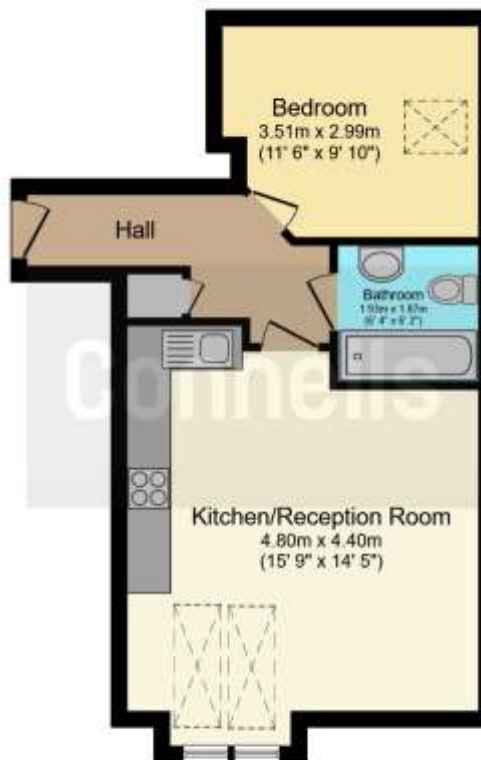
Outside

One allocated parking space.









Total floor area 43.8 m² (472 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

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86 High Street
 BUSHEY WD23 3HD

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1220.00

Ground Rent:
 297.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307935

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. 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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Property Ref: BUS307935 - 0004