



Connells

Aldenham Road
Bushey



Property Description

Connells are delighted to bring this beautifully presented top floor apartment to the market that is situated in Bushey. The property comprises of two bedrooms with fitted wardrobes, two bathrooms, 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 two allocated parking spaces. Wrapping around the luxurious apartment is a large terrace, which is accessible through the bi-folding doors.

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 benefits from an on-site management office and 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.

Lounge

28' 3" max x 14' 1" max (8.61m max x 4.29m max)

Bi-folding doors to rear, access to terrace, double glazed, quadplex media plates, electric radiator, engineered wood flooring and television point. Open plan to kitchen.

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, 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

14' 1" x 8' 11" (4.29m x 2.72m)

Window to rear aspect, radiator and built in wardrobe.

En-Suite

Window to rear aspect, shower cubicle, heated towel rail, vanity unit, water closet and under floor heating.

Bedroom 2

17' 1" max x 9' max (5.21m max x 2.74m max)

Currently being used as a television room, door to balcony, built in wardrobe, window to side aspect and radiator.

Bathroom

Mirrored recessed vanity unit, 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

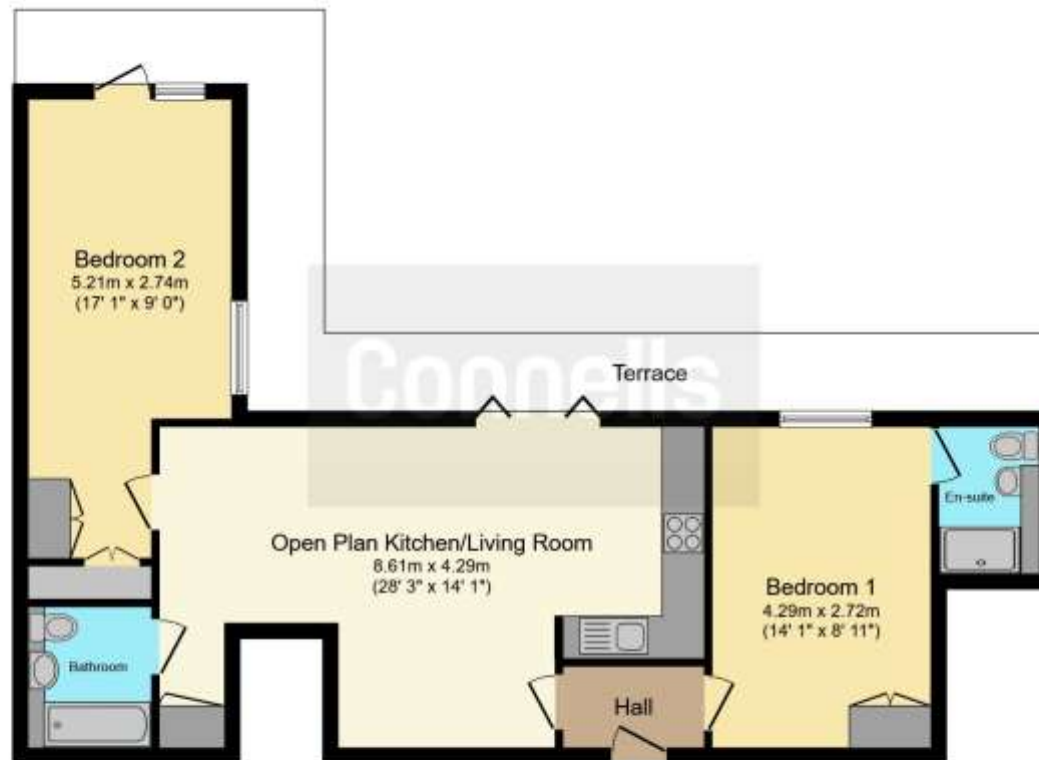
Parking

Two allocated parking spaces.









Total floor area 71.6 m² (771 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: E

Service Charge:
 2648.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307939

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: BUS307939 - 0003