



Brandon House Claybury Bushey WD23 1FS

for sale offers in excess of
£450,000



Property Description

Brandon House is an immaculate top-floor penthouse apartment, ideally situated in the heart of Bushey, just moments from local shops, restaurants and excellent transport links. Built in 2021, this modern home is finished to a high standard throughout and offers both comfort and convenience in equal measure.

The apartment boasts a spacious open-plan layout with stylish interiors, including a bright living area, contemporary kitchen and ample storage throughout. Three generously sized bedrooms feature built-in wardrobes, with the master enjoying a sleek en-suite shower room for added luxury. You'll find additional storage throughout the property making this home ideal for all.

Additional benefits include a private garage, allocated parking with additional bays and well-maintained communal areas. Its prime location features close proximity to nearby transport links; Bushey overground is approximately 1.5 miles from the property which provides train services into London Euston in less than 20 minutes, alongside Watford Junction for other mainline destinations and a great benefit being Stanmore Underground station at less than 3 miles away. The M1 and M25 motorways also provide easy access to London and the North.

Brandon House is in pristine condition making this an exceptional opportunity for first-time buyers, downsizers or investors alike.

Entrance Porch

Door to front aspect and built in storage for coats and shoes.

Entrance Hall

Video intercom system, utility cupboard with washer/dryer and water tank.

Lounge

Window to front aspect and television point.

Kitchen

Wall and base units, work surfaces, integrated fridge/freezer and dishwasher, electric oven and hob, cooker-hood, decorative splash back, one and a half bowl sink with drainer.

Bedroom 1

Walk in wardrobe, dressing table with a built-in mirror, built-in full-length mirror, sky light and television point.

Ensuite

Skylight, tiled throughout, bath with mixer taps, shower cubicle, heated towel rail, extractor fan, water closet and vanity unit.

Bedroom 2

Window to front aspect and built in wardrobes.

Bedroom 3

Skylight and built in wardrobes.

Bathroom

Skylight, tiled throughout, bath with mixer taps, shower cubicle, heated towel rail, extractor fan, water closet and vanity unit.

Outside

Garage

In block with space for a vehicle/storage.

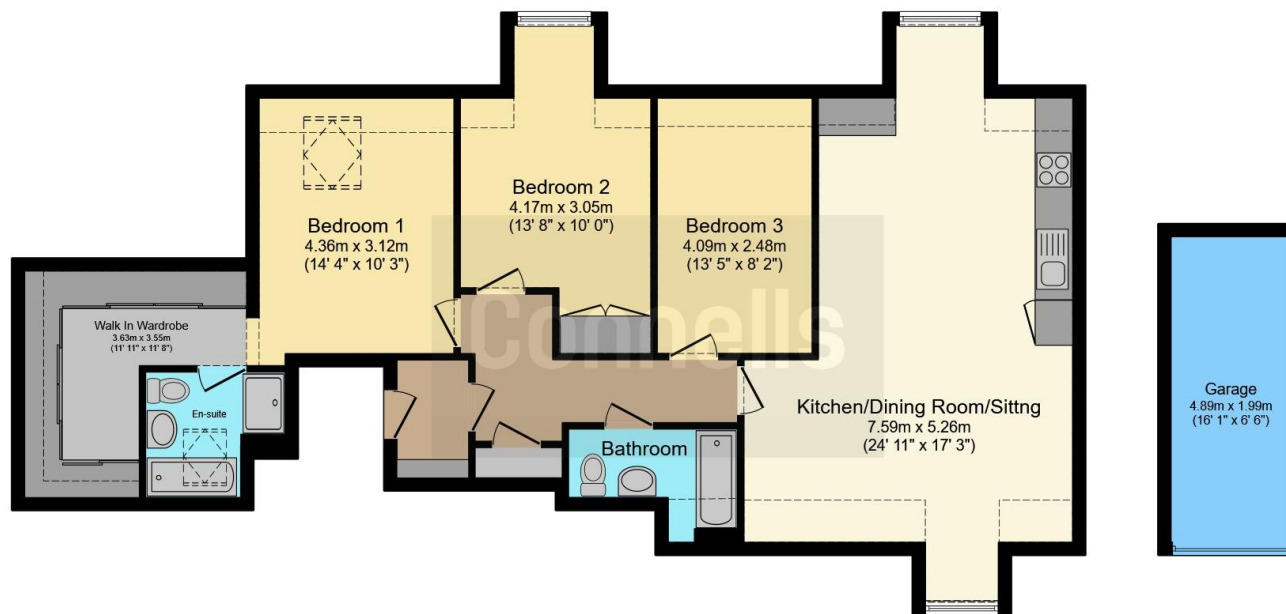
Parking

One allocated parking space with additional bays available for guests.









Floor Plan

Garage

Total floor area 109.6 m² (1,180 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: B Council Tax
Band: E

Service Charge:
2500.00

Ground Rent:
490.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308017

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Sep 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS308017 - 0009