



Coldharbour Lane
Bushey WD23 4NY

for sale offers in excess of
£300,000



Property Description

Located in the heart of Bushey Village, this two-bedroom apartment on the second floor offers a fantastic opportunity for buyers looking to personalise a home to their taste. Set within a well-maintained development, it benefits from excellent transport links and a strong sense of community.

The property features two well-proportioned double bedrooms, a separate kitchen, and a modern bathroom. It is presented well throughout making the home ideal for first time buyers or investors looking for a smooth transaction.

Additional features include a share of the freehold, a single garage, and the advantage of no onward chain, ensuring a hassle-free purchase. With great local amenities, schools, and connectivity, this apartment offers space, potential, and a prime location.

Entrance Hall

Door to front aspect, boiler cupboard and radiator.

Lounge

Window to front aspect, television point and radiator.

Kitchen

Window to front and side aspect, wall and base units, work surfaces, plumbing for a washing machine and dishwasher, space for

fridge/freezer, one bowl sink with drainer, electric oven and hob, cooker-hood.

Bedroom 1

Window to the rear and radiator.

Bedroom 2

Window to rear aspect and radiator.

Bathroom

Separate water closet. Window to side aspect, partially tiled throughout, vanity unit, bath with mixer taps and overhead shower, radiator.









Total floor area 55.0 m² (592 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: D Council Tax
 Band: D

Service Charge:
 2000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308034

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1990. 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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