



Connells

Museum Mews Rudolph Road
Bushey

Museum Mews Rudolph Road Bushey WD23 3DU

for sale
£295,000



Property Description

Connells are pleased to bring this beautifully presented ground floor apartment to the market that is situated within a gated development in the sought after heart of Bushey. This property comprises of one double bedroom with fitted wardrobes, a bespoke fully integrated kitchen, a modern bathroom as well as an open plan living area. Benefits include an intercom system, a secure allocated parking space, loft access, electricity monitors and smart sockets as well as still holding ICW 10 years build warranty (from 2020).

The ideal home for first time buyers and investors, this property is also confidently located with access to several transport links including Bushey Station that provides direct links into London within 20 minutes as well as the A41, M1 and M25 motorways. The vibrant Bushey High Street is just a moments walk away providing numerous eateries and shops as well as Watford High Street and Shopping Centre being a short drive away providing further shops, amenities, eateries, entertainment and recreational facilities.

Viewing is highly recommended.

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

Entrance Hall

Private door to front aspect, intercom system.

Open Plan Lounge

Open plan with kitchen, window to front aspect, double glazed, radiator, television point, telephone point, loft access.

Open Plan Kitchen

Open plan with lounge, bespoke fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, double glazed, bosch fan assisted oven, bosch induction hob, fully integrated bosch fridge freezer, extractor fan with LED lighting, bosch Integrated washer/dryer, chrome mounted kitchen tap, bosch wine cooler, radiator, door to private balcony.

Bedroom One

Window to rear aspect, double glazed built in wardrobes, radiator.

Bathroom

Window to side aspect, double glazed, bath with mixer taps and overhead shower, glass shower screen, wall hung basin with chrome mixer tap, shaver socket, chrome concealed cistern with wall mounted WC, porcelain floor and wall tiles, cupboard housing combination gas boiler, extractor fan.

Outside

Parking

Secure allocated parking.









Total floor area 46.4 m² (500 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: 750.00 Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308036

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