



Bournehall Avenue
Bushey WD23 3BE

for sale offers in excess of
£230,000



Property Description

Located in the heart of Bushey Village, this beautifully refurbished one-bedroom ground floor apartment offers stylish, low-maintenance living just a short walk from the village high street. With excellent local transport links, nearby amenities, and the benefit of no onward chain, this property is perfect for first-time buyers, downsizers, or investors alike. Set within a well-maintained development with a long lease and communal gardens, it combines convenience with comfort.

The apartment has been tastefully updated throughout to a high standard including re-wiring throughout and new plumbing installed, featuring a modern kitchen, contemporary bathroom, and spacious living area. The double bedroom is generously sized and full of natural light, while the entire home boasts a sleek, ready-to-move-in finish. With 125 years remaining on the lease and no upper chain, it presents an ideal hassle-free move.

Perfectly positioned in a peaceful residential road yet moments from the village's vibrant cafés, shops, and transport links, Bournehall Avenue offers the best of both worlds - tranquil surroundings and urban convenience.

Lounge

Window to front aspect, television point and radiator.

Kitchen

Window to rear aspect, wall and base units, work surfaces, electric oven, gas hob, cooker-hood, integrated fridge/freezer, washing machine, dishwasher, one and a half bowl sink with drainer.

Bedroom 1

Window to front aspect, built in wardrobe and radiator.

Bathroom

Window to rear aspect, water closet, vanity unit, shower cubicle and tiled throughout.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.









Total floor area 38.1 m² (410 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: B

Service Charge: 863.40 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308088

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: BUS308088 - 0005