





Property Description

Connells are delighted to offer for sale this beautifully presented first floor two bedroom apartment with a LONG LEASE (200 years remaining) located in a sought after area with great access to Watford Town Centre and both Bushey and Watford Train Stations as well as the A41, M25 and M1 motorways.

The property comprises of a spacious open plan lounge with doors opening up to a Juliet balcony, a modern fitted kitchen, two double bedrooms with en-suite off the master bedroom and a fitted bathroom. Externally there is allocated parking with visitor parking and access to the communal gardens. This property would be suited to either first time buyers or investment buyers due to its close proximity to the train stations and motorway links as well its good condition, no ground rent and being good value for money.

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

Communal Entrance

Front door, security entry phone system.

Entrance Hall

Front door, two storage cupboards, radiator, wall mounted mega flow system.

Lounge/Kitchen

Window to side aspect, radiator, television point, Juliet balcony. Open plan to:

Kitchen

Fitted kitchen comprising wall and base units, work surfaces, one and a half bowl sink with drainer, integrated electric oven, integrated electric hob, cooker hood, integrated dishwasher, integrated fridge/freezer, boiler cupboard, radiator.

Bedroom 1

Double glazed window to rear aspect, fitted wardrobes, radiator, Juliet balcony.

En Suite

Shower cubicle, wash hand basin, low level WC, fully tiled.

Bedroom 2

Window to rear aspect, built in wardrobe, television point, radiator.

Bathroom

Window to rear aspect, heated towel rail, bath and mixer taps with shower over, wash hand basin, low level WC, plumbing for washing machine.

Outside

Communal Gardens

Parking

Allocated parking space.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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86 High Street
 BUSHEY WD23 3HD

EPC Rating: B

Council Tax
 Band: D

Service Charge:
 1743.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308186

This is a Leasehold property with details as follows; Term of Lease 215 years from 01 Jan 2010. 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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