



28 Moatview Court, Palmer Avenue, Bushey, WD23 3TJ

£150,000 Freehold



A PURPOSE BUILT FIRST FLOOR RETIREMENT FLAT WITH LIFT, ENTRYPHONE SYSTEM AND COMUNAL GARDENS. ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, KITCHEN, BEDROOM AND BATHROOM. TOGETHER WITH GAS CENTRAL HEATING, DOUBLE GLAZING AND NO CHAIN. Situated in a residential location within a short walk of local shops and amenities. INTERNAL VIEWING RECOMMENDED. NO CHAIN.

- Entrance hall
- Kitchen
- Bathroom
- Double glazing
- Lounge
- Bedroom
- Gas central heating
- Communal gardens

ENTRANCE HALL

Receiver for entryphone system, built in airing cupboard, built in coats cupboard.

LOUNGE

19'0" x 14'6"



Double glazed windows and double glazed french doors both with shutter blinds.

LOUNGE VIEW



KITCHEN

9'10" x 7'0"



Range of wall and base units, stainless steel sink unit, four ring electric hob, stainless steel oven, stainless steel extractor hood, spaces for washing machine, fridge and freezer, part tiled walls, tiled floor, inset spotlights, double glazed window to side.

BEDROOM ONE

13'6" x 9'8"



Double glazed window to front.

BEDROOM VIEW



BATHROOM



Ceramic tiled panelled bath, wall mounted wash hand basin, low level w.c., with concealed cistern, tiled wall and floor, double glazed frosted window to front.

OUTSIDE

Communal gardens.

LEASE DETAILS

Our client advises us that the lease has approximately 79 years remaining and that the service charge is £231 per month but we will be unable to check this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

COUNCIL TAX BAND

C

ENERGY EFFICIENCY RATING

D



FLOOR PLAN

Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.

Property Misrepresentation Act 1991

Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information.

Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

Money Laundering Act 2003.

Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.