



2 Parkside Eastbury Road, Oxhey, WD19 4PW

£349,950 Leasehold - Share of Freehold



- Lounge/dining room, balcony
- Two double bedrooms
- Balcony
- Double glazing
- Garage
- Kitchen
- Shower room
- Gas central heating
- Communal gardens
- No chain

A SPACIOUS FIRST FLOOR FLAT WITH BALCONY OVERLOOKING PARKLAND WITH EXTENSIVE COMMUNAL GARDENS, GARAGE AND COMMUNAL PARKING SPACES. ACCOMMODATION COMPRISES: ENTRANCE HALL WITH ENTRYPHONE, LOUNGE/DINER, KITCHEN, TWO DOUBLE BEDROOMS AND SHOWER ROOM, together with gas central heating and double glazing. Situated in a residential location overlooking Oxhey Park and within a very short walk of Bushey Station (Euston 18 minutes), local shops and amenities. INTERNAL VIEWING RECOMMENDED. NO CHAIN.

ENTRANCE HALL

Entrance door, receiver for entryphone system, built in storage cupboard, parquet flooring.

LOUNGE/DINER

20'0" x 11'0"



Feature electric fire with mantel and surround, parquet flooring, double aspect with double glazed windows to side and front overlooking Oxhey Park, double glazed door to balcony.

LOUNGE VIEW



BALCONY



Views overlooking Oxhey Park

KITCHEN

10'0" x 7'9"



Range of wall and base units, single stainless steel sink unit, spaces for washing machine and fridge/freezer, wall mounted gas boiler concealed within cupboard, tiled walls, laminate flooring, double glazed window.

BEDROOM ONE

14'10" x 11'2"



Built in double wardrobe, double glazed window.

BEDROOM ONE VIEW



BEDROOM TWO

12'0" x 9'9"



Built in wardrobes, double glazed window.

BEDROOM TWO VIEW



SHOWER ROOM



Walk in shower cubicle, low level w.c., with concealed cistern, wash hand basin with vanity unit., tiled walls and floor, towel rail radiator, double glazed frosted window.

OUTSIDE



Garage in block, extensive communal gardens,

LEASE DETAILS

Our client advises us that the lease has approximately 964 years remaining and that the residents own a share of the freehold. Maintenance charges are £2,122 per annum, 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

D

ENERGY EFFICIENCY RATING

C





FIRST FLOOR
63.4 sq.m. (682 sq.ft.) approx.



ELSEVIER

TOTAL FLOOR AREA: 63.4 sq. m. (682 sq ft.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurement of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is as to their operability or efficiency can be given.

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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.