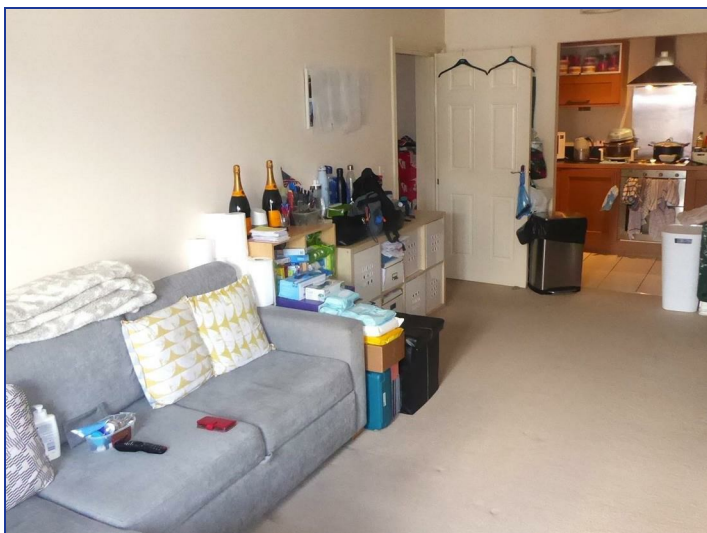




37 Wellsfield, Bushey, WD23 2NU
£340,000 Leasehold



A SPACIOUS TOP FLOOR FLAT THAT HAS ACCOMMODATION COMPRISING, ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, TWO BATHROOMS, ELECTRIC HEATING, ENTRYPHONE SYSTEM, ALLOCATED PARKING AND NO CHAIN. Situated in a residential location with in easy reach of Bushey Station (Euston Line), local shops, schools and amenities. INTERNAL VIEWING RECOMMENDED.

- Lounge / Dining Room
- Two bathrooms
- Video Entry / Balcony
- Secure Parking For 2 Cars
- Two Double Bedrooms
- Double Glazing
- Fitted Kitchen
- No Upper Chain

ENTRANCE HALL.

Receiver for video entry phone system, wall mounted electric heater, built in airing cupboard plus additional built in storage cupboard.

LOUNGE / DINER

21'4" x 11'3"



Double glazed windows french doors to Juliette balcony, wall mounted electric heater, opening to kitchen.

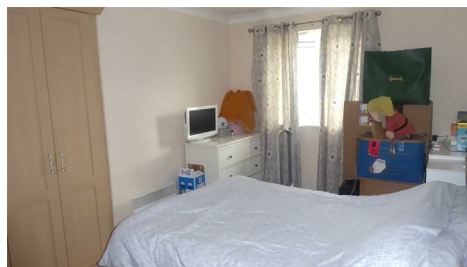
KITCHEN

11'3" x 6'2"

Range of wall and base units, stainless steel sink unit, integrated fridge/freezer, washing machine and dishwasher, four ring electric hob with stainless steel extractor fan over, stainless steel oven below, tiled floor.

BEDROOM ONE

15'3" x 9'6"



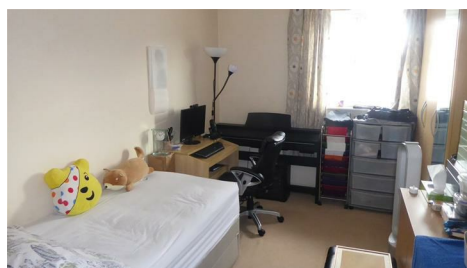
Range of fitted wardrobes, wall mounted electric heater, double glazed window, double glazed doors leading to balcony, door to ensuite shower room.

ENSUITE SHOWER ROOM

Tiled shower cubicle, his 'n' hers wash hand basins within vanity unit, low level w.c., part tiled mosaic tiled walls, towel rail radiator.

BEDROOM TWO

15'3" x 10'0" max



Double glazed window, wall mounted electric heater.

BATHROOM

White suite comprising panelled bath, wash hand basin with vanity unit, low level w.c., part tiled walls, extractor fan, towel rail radiator.

FLOOR PLAN

OUTSIDE

Communal gardens, two secure allocated parking spaces.

LEASE

Our client advises us that the lease has approximately 135 years remaining and that the ground rent is £150 per annum. Maintenance charges and building insurance are £1400.00 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.

FLOOR PLAN.

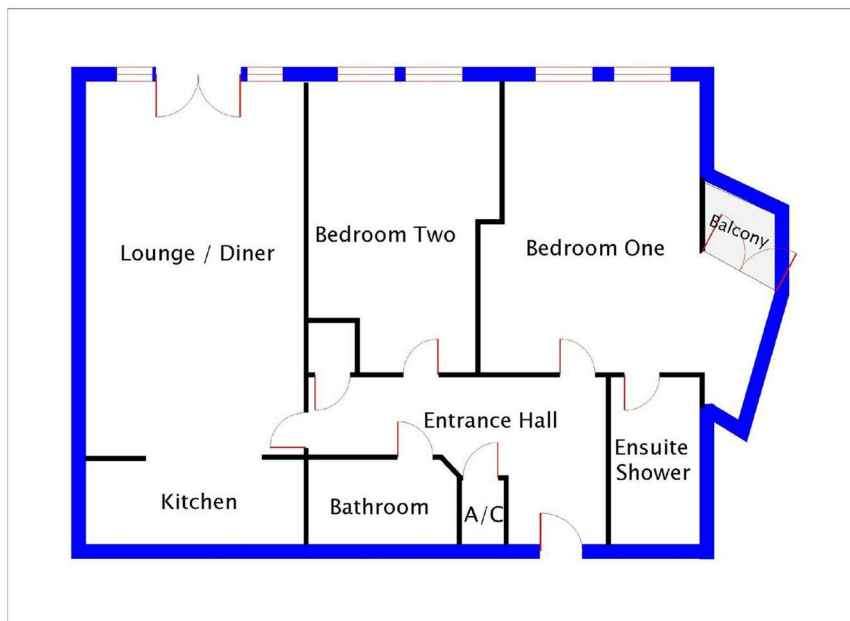
Floor plans are for purchaser's general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.

ENERGY EFFICIENCY RATING

C

COUNCIL TAX BAND

E



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.