



## 43 The Four Tubs, Bushey Heath, WD23 4SL

£385,000 Leasehold



- Entrance hall, entryphone system
- Kitchen,
- Bathroom
- Gas central heating
- Garage
- Lounge, dining room
- Two double bedrooms
- Balcony
- Double glazing
- Communal gardens

**A TOP FLOOR FLAT OFFERED IN EXCELLENT ORDER WITH SPACIOUS ACCOMMODATION COMPRISING. ENTRANCE HALL WITH ENTRYPHONE SYSTEM, LOUNGE, DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM AND BALCONY. Together with gas warm air central heating, double glazing, GARAGE IN BLOCK AND COMMUNAL GARDENS. RESIDENTS OUTDOOR SWIMMING POOL AND SQUASH COURT. Situated in a residential location in Bushey Heath with access to all local amenities. INTERNAL VIEWING RECOMMENDED.**

### ENTRANCE HALL



Walk in storage cupboard plus additional storage cupboard, double glazed window, laminate flooring.

### LOUNGE

21'9" x 12'6"



Double glazed windows with views overlooking gardens, door to balcony. Opening to dining room.

### LOUNGE VIEW 1



### LOUNGE VIEW 2



### BALCONY

12'8" x 4'2"



Paved, outside lighting, wrought iron balustrading.

### KITCHEN/DINING ROOM

14'10" x 11'10"



Range of wall and base units, integrated dishwasher, and fridge/freezer, washing machine, four ring electric hob, extractor hood over, oven within housing, double glazed windows

### KITCHEN VIEW



### INNER HALLWAY

Built in cupboard housing wall mounted gas boiler, and blower unit for warm air heating. built in storage cupboard.

### BEDROOM ONE

12'11" x 11'0"



Extensive range of wardrobes and matching dressing table, double glazed window.

### BEDROOM ONE VIEW



## BEDROOM TWO

11'0" x 8'10"

Range of wardrobes, double glazed window.

## BATHROOM

8'0" x 5'5"



Comprising panelled bath, separate shower over, shower screen, wash hand basin with vanity unit, low level w.c., tiled floor, double glazed frosted window.

## OUTSIDE



Communal gardens, GARAGE in block.

## ENERGY EFFICIENCY RATING

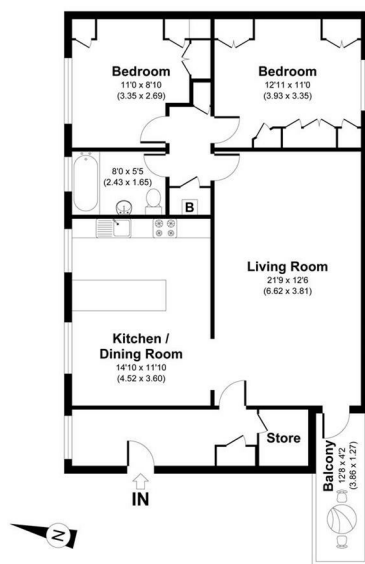
## COUNCIL TAX BAND.

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## LEASE DETAILS

Our client advises us that the lease has approximately 130 years remaining and that the service charge is £281.25 per month including building insurance, 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.





The Four Tubs, WD23

APPROXIMATE GROSS INTERNAL AREA 918 SQ FT / 85.27 SQ M  
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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.