



39 The Four Tubs, Bushey Heath, WD23 4SL

£375,000 Leasehold



An excellent and spacious two double bedroom ground floor apartment situated in a sought after development giving easy access to local schools, shopping and transport facilities and with King George recreational ground only a short walk away. The property is offered for sale with NO UPPER CHAIN. Accommodation comprises entrance hall, balcony area, large living room and kitchen/dining room. Two double bedrooms, en suite shower room and family bathroom. Outside there are well maintained communal gardens and residents use of swimming pool and squash court along with GARAGE IN BLOCK.

- Entrance hall
- Kitchen/breakfast room
- Two bathrooms
- Double glazing
- Communal gardens
- Lounge/dining room
- Two bedrooms
- Gas central heating
- Balcony
- Garage in block

ENTRANCE HALL

16'11" x 4'10"

Entry phone system, laminate flooring, two storage cupboards, inset spotlights and door to balcony area.

LOUNGE

21'9" x 12'1"



Laminate flooring with windows to rear. Opening to;

KITCHEN/DINING ROOM

14'9" x 11'10"



Range of wall and base units with one and a half bowl sink unit with mixer taps, granite work surfaces, fitted double oven, space for dishwasher, integrated washing machine, built in fridge/freezer, laminate and tiled flooring. Windows to front.

INNER HALLWAY

Built in storage cupboards.

BEDROOM ONE

12'6" x 11'0"



Range of fitted wardrobes, windows to rear, door to lobby and en suite shower room.

EN SUITE SHOWER ROOM

7'4" x 2'10"

Tiled shower cubicle, wash hand basin and low level WC. Tiled walls, flooring and extractor fan.

BEDROOM TWO

11'0" x 8'2"



Windows to front.

BATHROOM

8'2" x 6'6"



Roll top bath, pedestal wash hand basin, low level WC, fully tiled walls and floor and frosted window to front.

OUTSIDE



Well maintained communal gardens. Garage in block.

EXTERIOR VIEW



ENERGY EFFICIENCY RATING

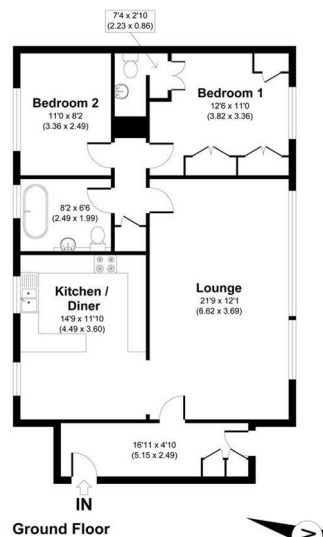
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COUNCIL TAX BAND

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LEASE DETAILS

Lease Term: 189 years from and including 24 June 1964 Term Remaining: 128 years. Ground Rent: Peppercorn. Every flat is a member of the management company. Maintenance fees: Service Charge is £281 pm plus £185 pa.



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.