

# School Lane

Bushey, WD23 1BS



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

Incorporating LANGLEYS



# School Lane

Bushey, WD23 1BS

£315,000

- Top Floor Apartment
- Lounge/dining room
  - Kitchen
- Two double bedrooms
  - Bathroom
  - Separate WC
  - GFCH
  - Double glazing
- Share of Freehold
- No Upper chain







# School Lane

Bushey, WD23 1BS

JW & Co are pleased to offer this TWO DOUBLE BEDROOM TOP FLOOR APARTMENT with SHARE OF FREEHOLD, situated in a popular gated development just off School Lane approximately 1.5 miles from Bushey Station and conveniently situated for Bushey Village High Street with its shops, restaurants and local amenities.

The accommodation comprises entrance hall, lounge/dining room, fitted kitchen, two double bedrooms bathroom and separate WC., Further benefits include double glazing and gas fired central heating, communal gardens and off street parking offered on a first come first served basis.

OFFERED WITH THE BENEFIT OF NO UPPER CHAIN.

Tenure- Share of Freehold 999 years from 1965  
Service Charge-£1560 a year  
Council Tax band - C

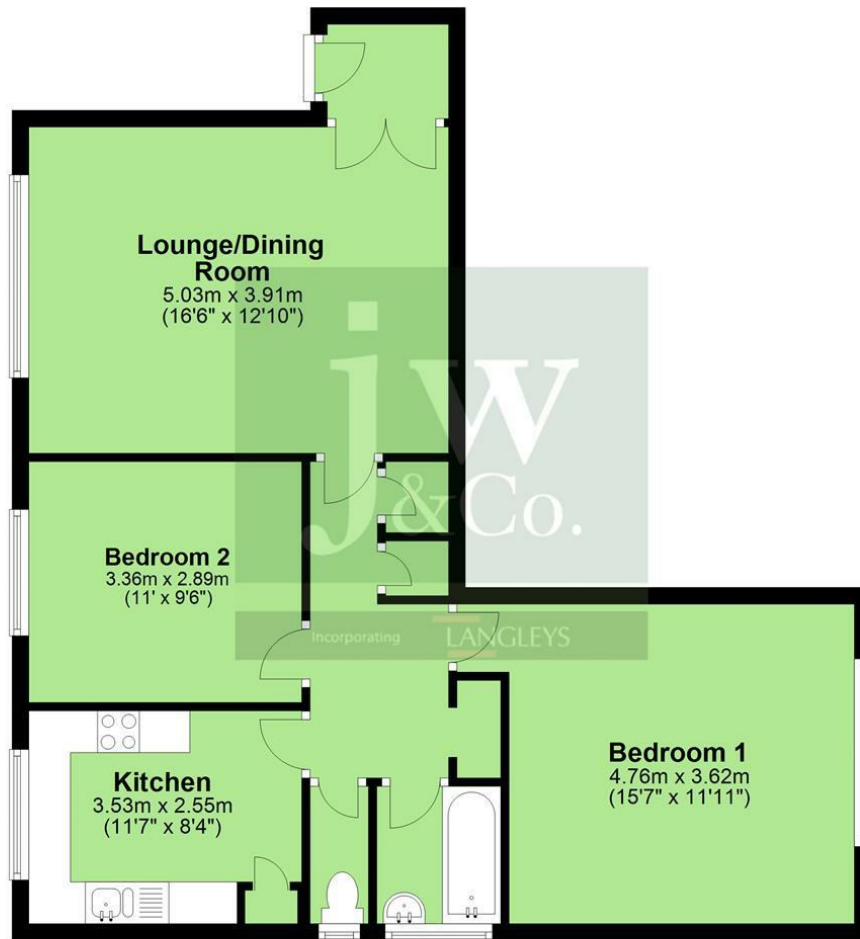




**Second Floor**  
Approx. 68.4 sq. metres (736.3 sq. feet)



JW&Co Bushey Village  
80 High Street, Bushey Village, Hertfordshire, WD23 3HD  
0208 950 3434  
bushey@jwandco.co.uk



**Lounge/dining room**  
16'6" x 12'10" (5.03m x 3.91m)

**Kitchen**  
11'7" x 8'4" (3.53m x 2.54m)

**Bedroom One**  
15'7" x 11'11" (4.75m x 3.63m)

**Bedroom Two**  
11' x 9'6" (3.35m x 2.90m)

Total area: approx. 68.4 sq. metres (736.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.