

High Road

Bushey Heath, WD23 1NA



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

High Road

Bushey Heath, WD23 1NA

£565,000

- Two bedroom apartment
- lounge/dining room with 'Juliet' style balcony
- Fitted kitchen with integrated appliances
 - Bedroom One with built in wardrobes
 - En suite shower room
 - Bedroom Two
 - Bathroom
 - Lift to all floors
 - Underground parking
 - New lease on completion





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JW & CO are pleased to offer this TWO BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT situated within this prestigious gated development enjoying a prime location at the corner of Magpie Hall Road and the High Road, offering convenient access to shopping facilities, bus routes, and places of worship.

The apartment features, a lift all to all floors, an entrance hall, a spacious lounge/dining room, with Juliet style balcony and a fully fitted kitchen with integrated appliances. The principal bedroom benefits from fitted wardrobes and an En-suite bathroom, while the second double bedroom with wardrobes is served by a separate bathroom/WC.

Additional features include gas-fired central heating, double glazed windows, a video entry phone system, and a passenger lift. Residents also enjoy extensive, beautifully maintained communal gardens and an allocated underground parking space. OFFERED WITH THE BENEFIT OF NO UPPER CHAIN AND A NEW 164 LEASE ON COMPLETION.

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + VAT per person applies for this service.



Approximate Gross Internal Area = 83.8 sq m / 902 sq ft



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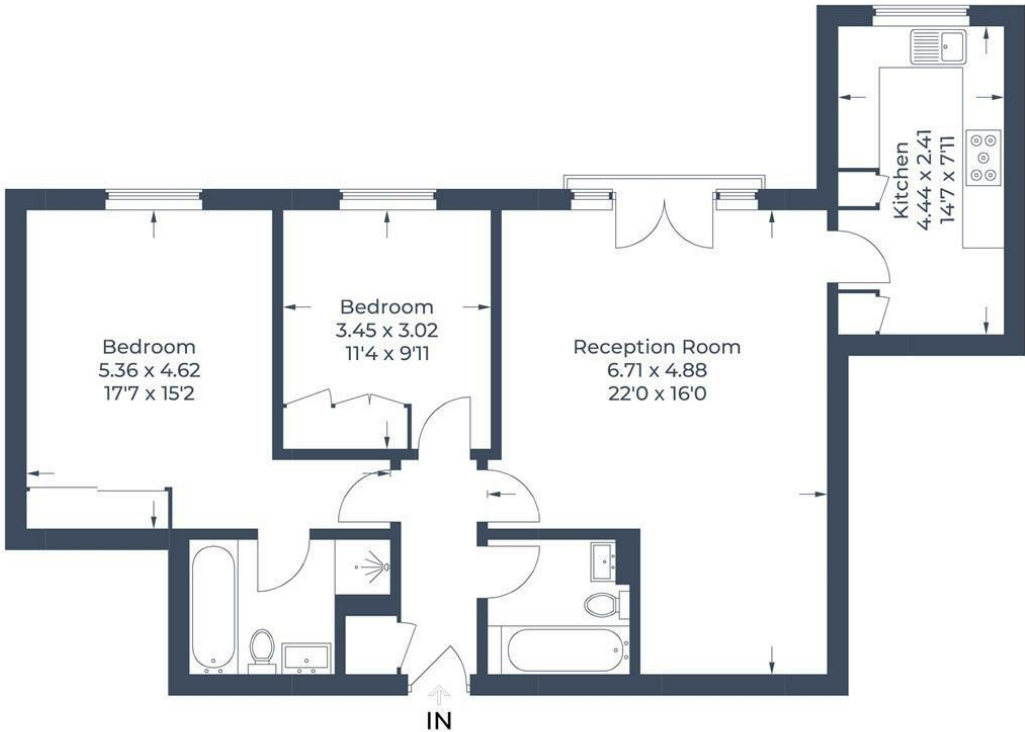


Illustration for identification purposes only,
measurements are approximate, not to scale.
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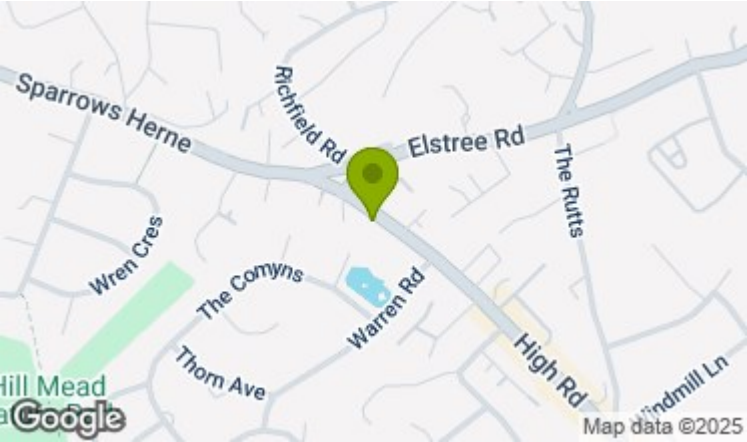
Reception room
22' x 16' max (6.71m x 4.88m max)

Kitchen
14'7 x 7'11 (4.45m x 2.41m)

Bedroom One
17'7 x 15'2 (5.36m x 4.62m)

En suite shower room

Bedroom Two
11'4 x 9'11 (3.45m x 3.02m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.