



Aldenham Road, BUSHEY WD23 2FU

CHAIN FREE! Located just off Aldenham Road is this bright and spacious ground floor apartment that is presented to the market in excellent condition and offers bespoke appliances along with high specification living accommodation throughout. Upon entrance you will find a large welcoming entrance hall, storage cupboards, a modern family bathroom and an open plan kitchen / living / dining room that flows through to the divided bedroom area. Further benefits include allocated parking, beautifully maintained communal areas, double glazing and electric heating.

Bushey Station is only 0.3 miles away, perfect for commuters. Local shops, bus stops and all to her amenities are close by. Major road links such as the M1, M25 and A41 are all within easy access from the property. This fantastic apartment is the perfect first time purchase / investment. Call us today to secure your viewing.





Entrance Hall

16' 1" x 10' 5" (4.90m x 3.17m)

Kitchen / Lounge

13' 8" x 12' 7" (4.17m x 3.84m)

Bedroom Area

9' 5" x 7' 8" (2.87m x 2.34m)

Bathroom

7' 7" x 4' 9" (2.31m x 1.45m)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

welcome to

Aldenham Road, BUSHEY

- CHAIN FREE Ground Floor Apartment
- Exceptional Condition Throughout
- High Specification With Integrated Appliances In The Kitchen
- Long Lease
- Allocated Parking Space
- Desired Location
- Open Plan Living
- Well Maintained Communal Area's

Tenure: Leasehold EPC Rating: D

£230,000

"...This exceptional ground floor apartment is presented to the market in excellent condition and provides high specification features throughout. This property is the perfect first time purchase / investment. Call us today to view..."



Please note the marker reflects the postcode not the actual property

check out more properties at brownandmerry.co.uk

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
WAF103484 - 0004



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



brownandmerry.co.uk