



Koh-I-Noor Avenue, Bushey, Hertfordshire, WD23 3EJ

Guide £300,000 Share of Freehold

sewell &
gardner

About the property

Welcome to this charming two-bedroom first-floor apartment located in the heart of Bushey. The property is located just off Bushey High Street and is within walking distance of local amenities and good schools.

The property features a welcoming entrance hall, with stairs leading up to the first floor. The modern kitchen has been recently fitted by the current owner and includes integrated appliances, to the front of the property is the living/dining room which offers a spacious area for relaxation and entertaining.

There are two comfortable bedrooms and a family bathroom, providing ample space for residents.

This apartment is well presented through out with beautifully high ceiling and is perfect for those seeking convenient living in a central location.

Call now to book a viewing.



- Two bedrooms
- Modern kitchen

- Town centre location
- Close to transport links

- Share of freehold
- Good condition throughout



ENTRANCE FLOOR
APPROX. FLOOR
AREA: 57 SQ. FT.
(5.3 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 535 SQ. FT.
(49.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 592 SQ. FT. (55.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

To view this property, contact us on-
 T: 01923 776400 E: ricky@sewellgardner.com
 165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Despite being close to London and having Watford on its doorstep, Bushey retains its village atmosphere. Bushey station provides frequent trains into London in as little as 29 minutes, making it an ideal choice for commuters. Watford is just a short drive away and features a big shopping centre, large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

Bushey High Street includes a range of independent shops, pubs and restaurants including Zaza's which is a popular local Italian restaurant and St James which offers fine dining.

There are a selection of primary schools including Bournehall Primary School, secondary schools such as Queen's School & Bushey Meads, as well as independent school options.

Bushey also provides ample green space and leisure facilities. King George Recreation Ground is popular with families and Bushey Grove Leisure Centre with swimming pool, gym, indoor and outdoor sports facilities, has lots of local members.

Local Authority: Hertsmere Council

Council Tax: Band C

Approximate Floor Area: 535 sqft

Nearest Station: 1.4 miles to Bushey

Distance to Town Centre: 0.1 miles to Bushey High Street

Nearest Motorway: 2 miles to M1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

sewell &
gardner