



Flat 2, Lodge View, Ashlyn Close, Bushey, WD23 2PP

Asking Price £124,000, this is a 40% share of the full market value £310,000

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About the property

This well-presented ground floor one-bedroom apartment offers an excellent opportunity for first-time buyers through SHARED OWNERSHIP. With a bright and spacious layout, this home combines comfort and practicality in a quiet, residential setting.

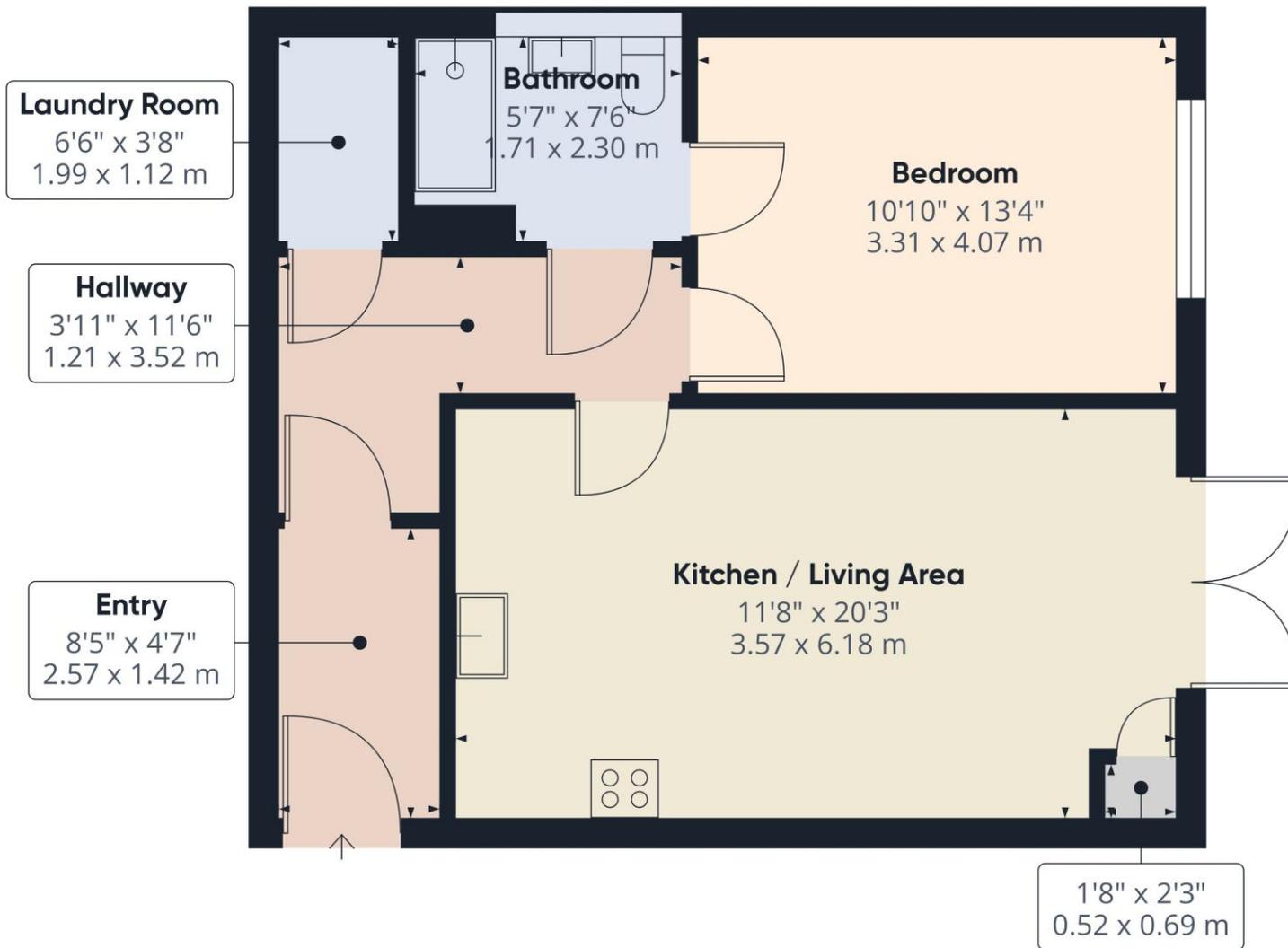
The apartment features a generous open-plan living and dining area, a modern fitted kitchen, and a well-proportioned double bedroom with ample space for storage. A standout feature is the private patio area, perfect for enjoying a morning coffee or entertaining guests on warmer evenings. Additional benefits include allocated parking, secure entry system, and easy access to local amenities, transport links, and green spaces.

****Please note, you must meet the criteria for shared ownership and have a local connection to Hertsmere in order to be considered for this property. Ask agent for further details.***



- Chain free
- Allocated parking
- Ground floor

- Private patio
- Quiet cul-de-sac
- Jack & Jill bathroom



Approximate total area⁽¹⁾
558 ft²
51.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

To view this property, contact us on-

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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 Borough Council

Council Tax: C

Approximate floor area: 558 sq ft

Tenure: Leasehold (125 years from 24 February 2021)

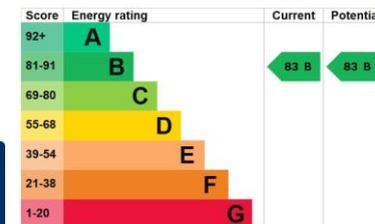
Rent: £594.80 per month

Service charge: £126.63 per month

Nearest Station: 1.2 miles to Bushey

Distance to Town Centre: 0.8 miles to Watford

Nearest Motorway: 4.7 miles to M25



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 from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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