

LEASEHOLD



Apartment (EPC Rating: D)

**THE LARCHES, BUSHEY, WD23 2NE**

**£225,000**



# 1 Bedroom Apartment located in Bushey

In need of modernisation throughout and competitively priced to sell. Once works have been complete this first floor maisonette will be the perfect first time or investment purchase. With one bedroom, bathroom, open plan kitchen and living room, balcony and private garage with additional off road parking. Situated in Bushey close to the Station and amenities. Long Leasehold.

The Larches is sought after private cul-de-sac yet only a short walk to the Bushey Station and all local amenities. Our property is a first floor maisonette which is in need of some TLC and modernisation to bring it back to its former glory.

Comprising of a very spacious reception room with kitchen area, breakfast bar and french doors leading to a balcony overlooking the development. Located on the end of terrace providing privacy and leafy views.

There is also a bathroom and bedroom which overlooks the rear aspect.

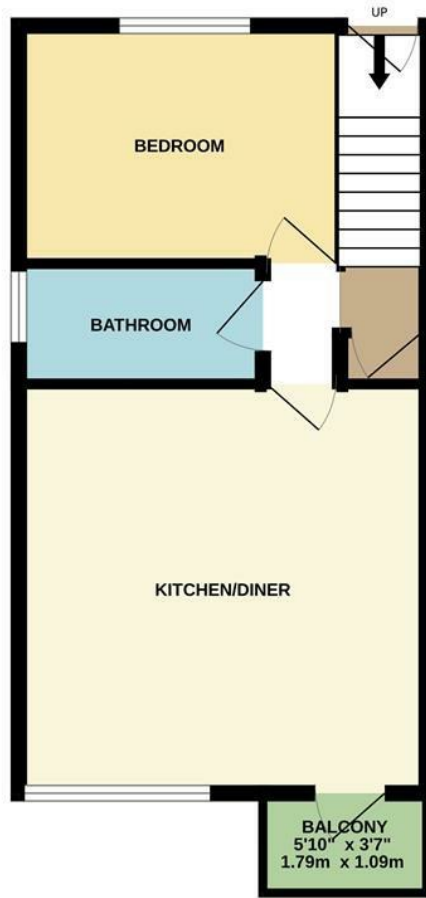
This property also comes with its own private garage with additional on the road parking within a private cul-de-sac location. The property has a long leasehold 990 and we advise you to call in the first instance to arrange an early inspection to avoid disappointment.

LEASE: 990 years remaining  
SERVICE CHARGE: £1,223.31  
GROUND RENT: peppercorn



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GROUND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



ONE BED FIRST FLOOR MAISONETTE

TOTAL FLOOR AREA: 390 sq.ft. (36.3 sq.m.) approx.

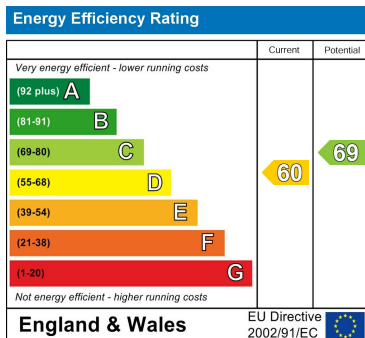
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Council Tax Band

D

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the