



## **The Pantiles, Bushey WD23 1LS**

**Offers In Excess Of £355,000**

A recently decorated and partly refurbished TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE situated in a sought after residential close off of The Rutts, conveniently located and within walking distance to the shopping and transport facilities at Bushey Heath. The property is being offered in good decorative order and benefits from: Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room, Kitchen, Two Double Bedrooms, Modern Bathroom, Access To Large Communal Garden.  
NO UPPER CHAIN

# The Pantiles, Bushey WD23 1LS

**Exterior:**



**Bedroom One:**



**Reception Room:**



**Bedroom Two:**



**Kitchen:**



**Bathroom:**



## The Pantiles, Bushey WD23 1LS

### Tenure:

To the best of their knowledge the vendor advises us there is annual Ground Rent is £300 PA with Buildings Insurance at £298.33 PA. The cost for the outside space to be maintained is £165.60 PA

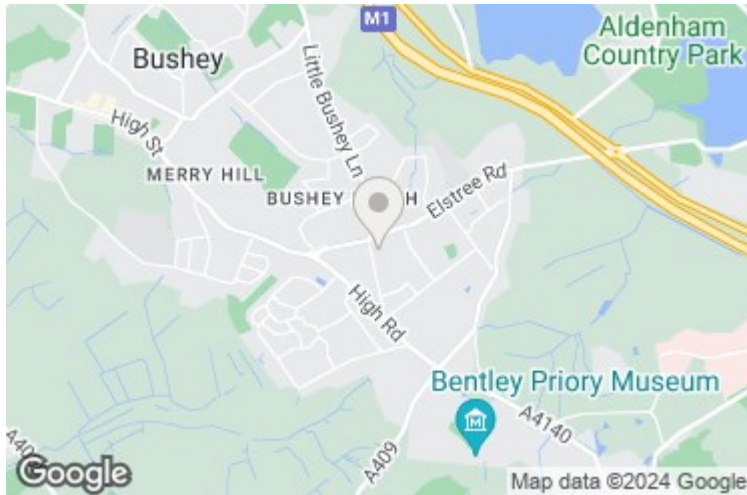
The lease is approximately 95 years which expires on 28/9/2118

Council tax Band - D - £1685.80 PA

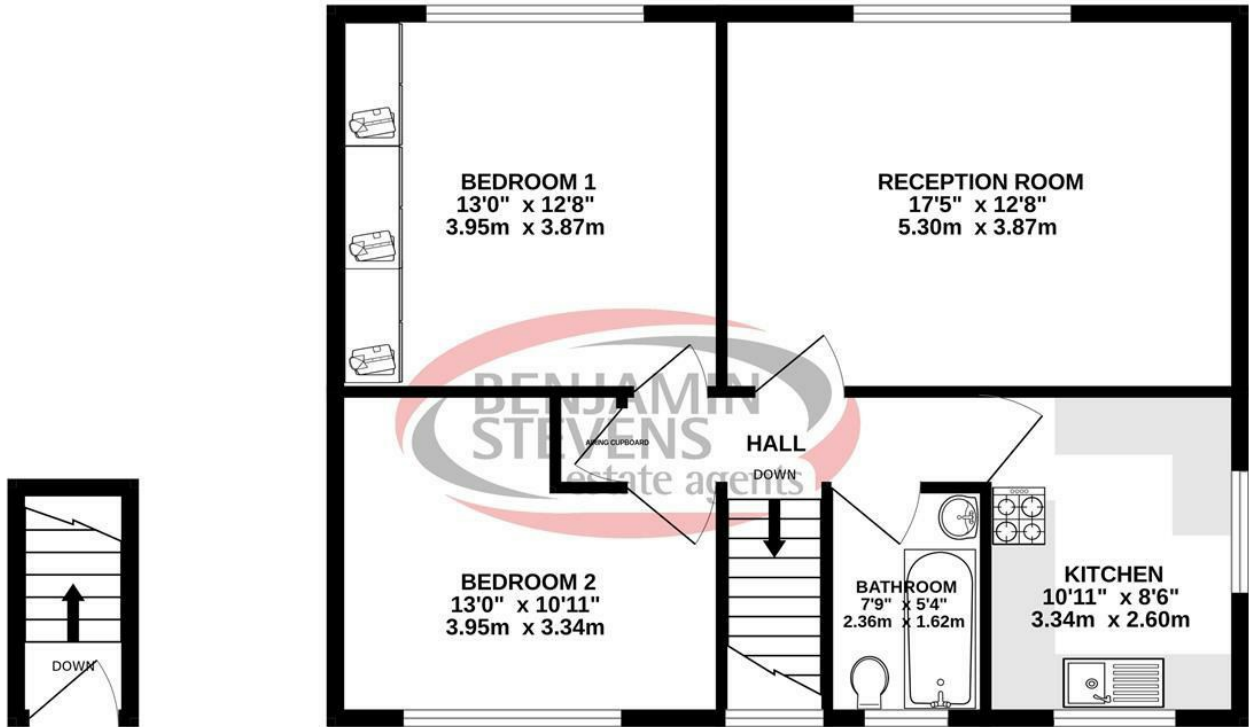
As always, buyers are recommended to gain verification from their solicitor during the conveyancing process.

### Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



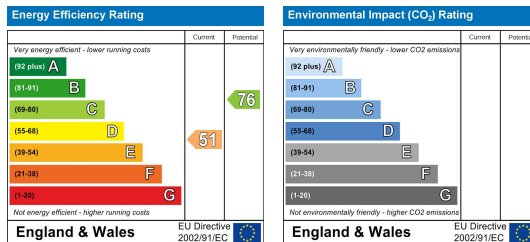
FIRST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TWO BED FIRST FLOOR MAISONETTE

TOTAL FLOOR AREA : 747 sq.ft. (69.4 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.  
Made with Metropix ©2024



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118  
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)