



## **California Lane, Bushey Heath WD23 1ER**

**Asking Price £379,950**

A beautifully presented bright and spacious TWO DOUBLE BEDROOM DUPLEX MAISONETTE situated on one Bushey Heath's most sought after residential roads California Lane, Conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Double Glazed Windows, Gas Fired Heating To Radiators, Balcony, Reception Room With Fully Fitted Modern Open Plan Kitchen, Two Double Bedrooms, Modern Bathroom, Communal Grounds, Garage.  
**SHARE OF FREEHOLD - NO UPPER CHAIN**

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**Exterior:**



**Bedroom One:**



**Reception Room:**



**Bedroom Two:**



**Reception Room:**



**Bathroom:**



**Open Plan Kitchen:**



**Communal Grounds:**



**Open Plan Kitchen:**



**Balcony:**



**Open Plan Kitchen:**



**Tenure:**

This is a Share Of Freehold property with a remaining lease of 98 years. The lease was 125 Years from 1997. There is a service charge of approximately £1558 Per Annum with a ground rent of £18,90 Per Annum. Council Tax Band D £2,179 per annum. As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

**Disclaimer:**

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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.



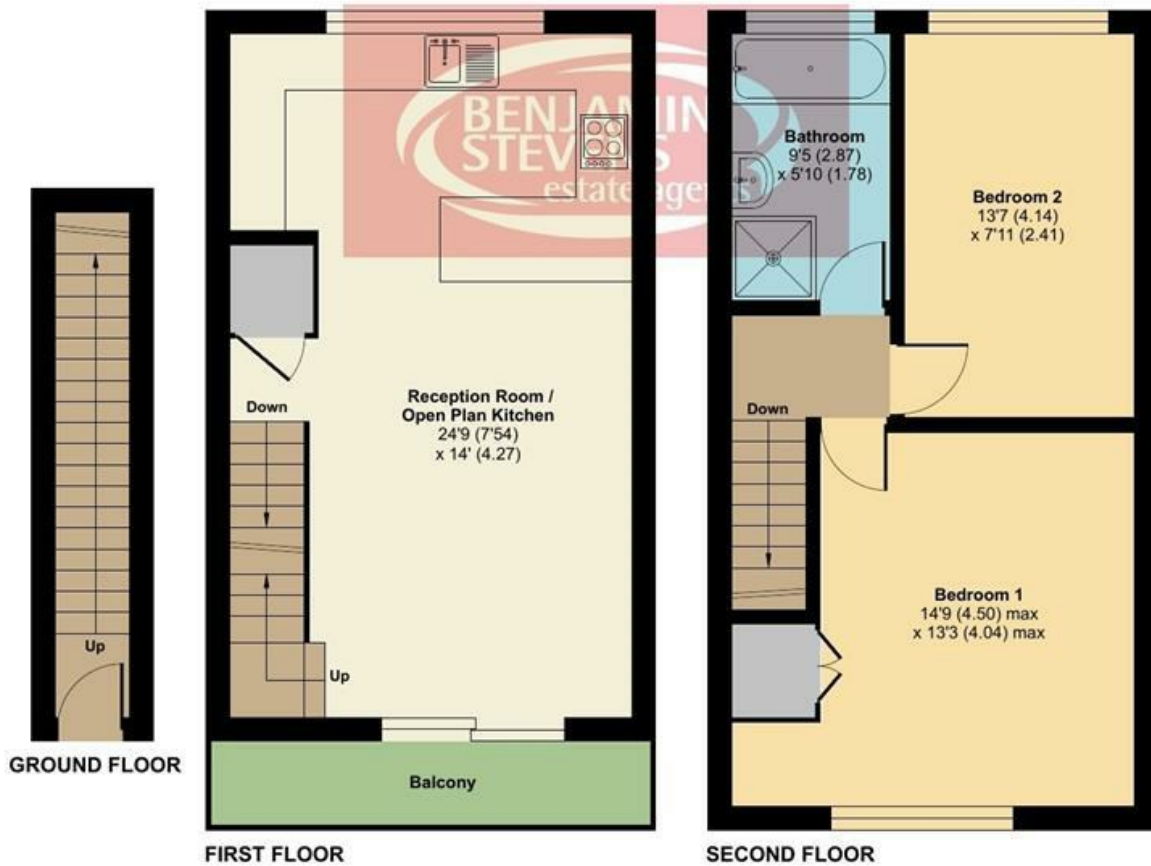
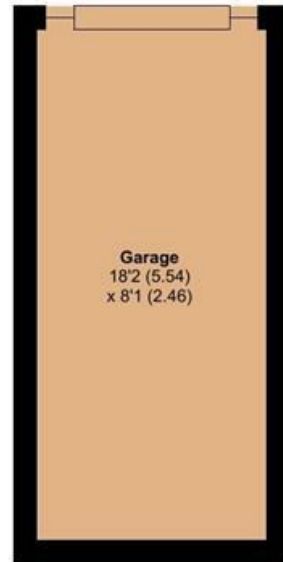
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Approximate Area = 791 sq ft / 73.4 sq m

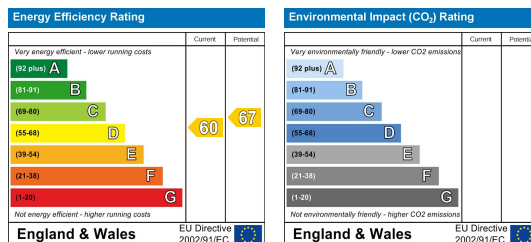
Garage = 148 sq ft / 13.7 sq m

Total = 939 sq ft / 87.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benjamin Stevens. REF: 1130126



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