



London Road, Bushey WD23 2NN

Offers In Excess Of £299,950

A bright and spacious ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT forming part of this sought after gated development situated in the heart of Bushey, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in good decorative order and benefits from: Gated Development, Security Entryphone System, Lift, Communal Entrance Hall, Reception Room With Open Plan Kitchen & Balconette, Double Bedroom, Bathroom, Communal Grounds, Allocated Underground Parking.

NO UPPER CHAIN

London Road, Bushey WD23 2NN

Exterior:



Reception Room/Open Plan Kitchen:



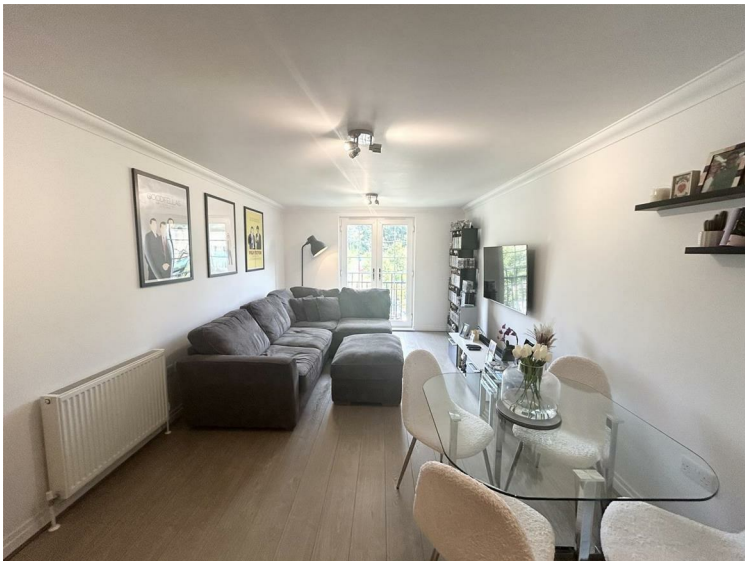
Reception Room



Open Plan Kitchen:



Reception Room:

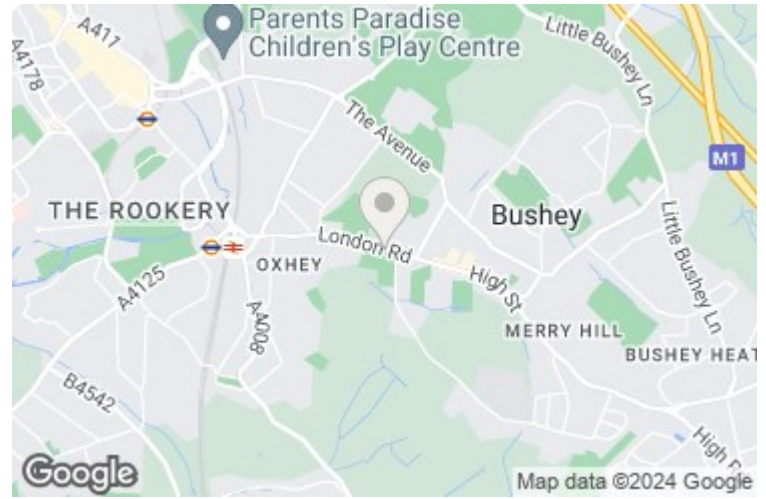


Bedroom:



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Bedroom:



Bathroom:

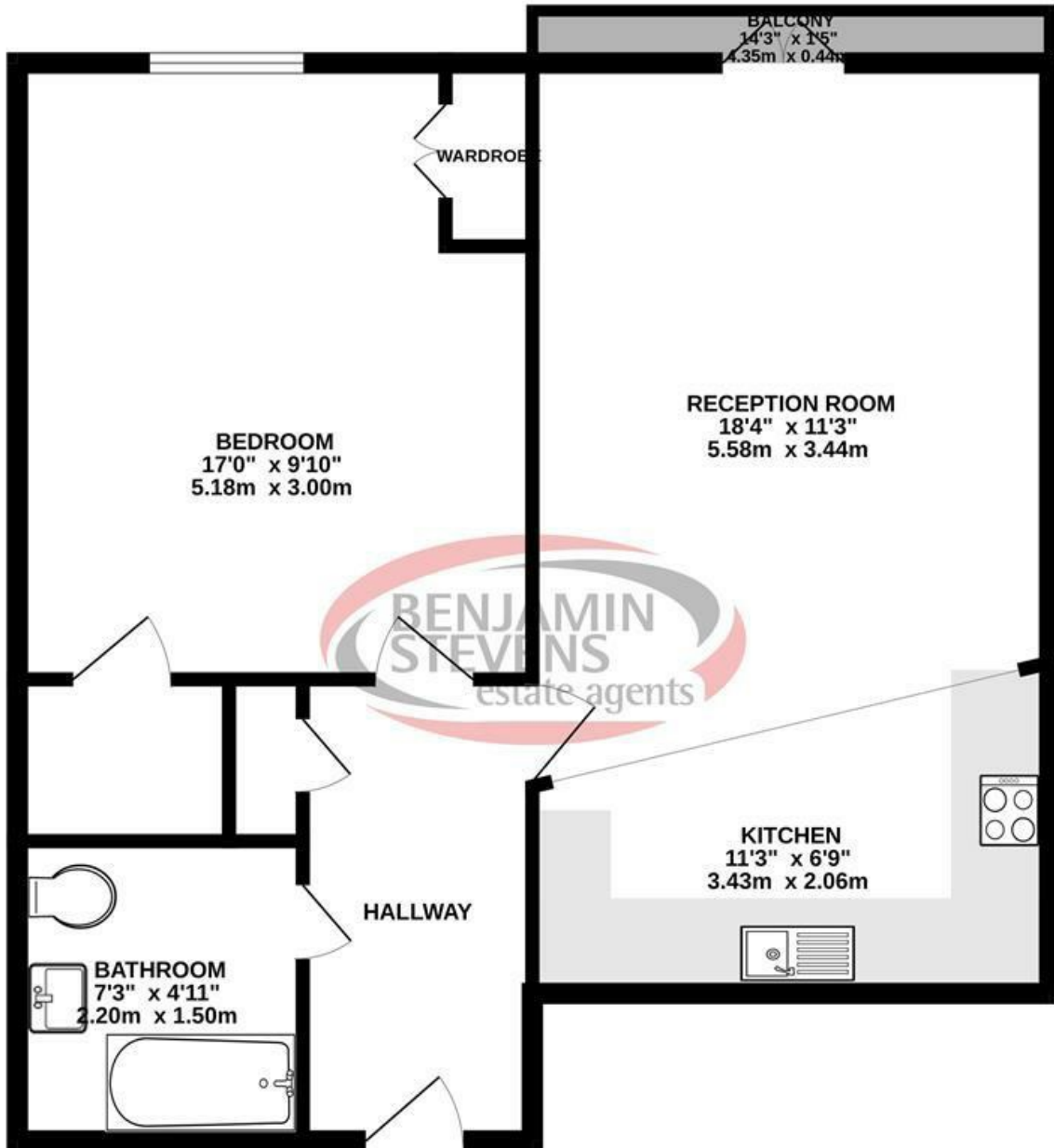


Tenure:

This is a Leasehold property.
Council Tax Band C £1,937 per annum.
To the best of their knowledge the seller advises us there are approximately 108 years remaining on the lease with an annual service charge of £1,900 and ground rent of approximately £200 per year. As always buyers are advised to gain verification from their surveyor/ 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.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	81	82	England & Wales	EU Directive 2002/91/EC		



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