



Hollygrove, Bushey Heath WD23 4JR

Offers In Excess Of £375,000

A bright and spacious TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE situated in a sought after residential close off Little Bushey Lane, 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, Fully Fitted Kitchen, Two Double Bedrooms, Bathroom, Garden, Single Garage In Nearby Block.
LONG LEASE - NO UPPER CHAIN

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Exterior:



Kitchen:



Reception Room:



Kitchen:



Reception Room:



Bedroom One:



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Bedroom Two:



Tenure:

This is a Leasehold property and, to the best of their knowledge, the seller advises us there is a combined annual service charge and ground rent of approximately £500 per year with a lease length of approx 120 years.

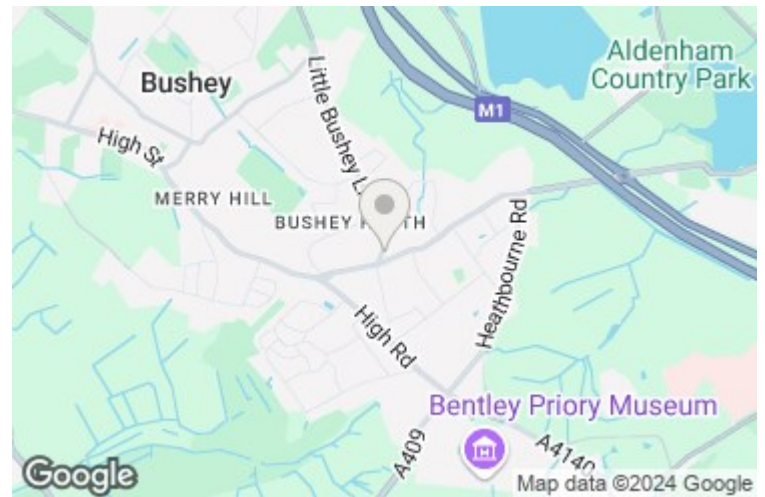
Council Tax band D which is currently £1,975 per annum.

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.

Bathroom:

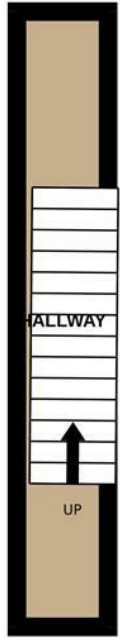


Garden:



ENTRANCE FLOOR
56 sq.ft. (5.2 sq.m.) approx.

1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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		England & Wales		EU Directive 2002/91/EC	



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