



37 Wellsfield, Bushey – WD23 2NU
£330,000

 ChurchillsBushey



Set on the top floor and accessed via a well kept communal entrance with a secure entry phone system, this spacious 2 bed apartment offers comfortable and well designed living throughout. The hallway leads into a bright and airy lounge and dining area, enhanced by a Juliette balcony and adjoining fitted kitchen. There are two generous double bedrooms, including a main bedroom with its own ensuite shower room and access to a private balcony, alongside a separate bathroom. The property further benefits from double glazing and electric heating, as well as secure allocated parking for two cars. Ideally situated within easy walking distance of Bushey Mainline Station and a range of local amenities, the flat is offered for sale with no upper chain, making it an appealing choice for both commuters and investors.

Lease Details: The vendor informs us that there is a 153 year lease dated from 08/08/2005 with 132 years remaining.

Service Charge: £2400 per annum

Ground Rent: £ 150 per annum





- A Spacious 2 Bedroom 2 Bathroom Top Floor Flat
- Entry Phone System
- Living/ Dining Room With Balcony
- Fitted Kitchen
- Main Bedroom With Ensuite Shower Room & Juliette Balcony
- Secure Allocated Parking For 2 Cars
- 0.3 miles To Bushey Station
- No Upper Chain

Council Tax band: E

Tenure: Leasehold

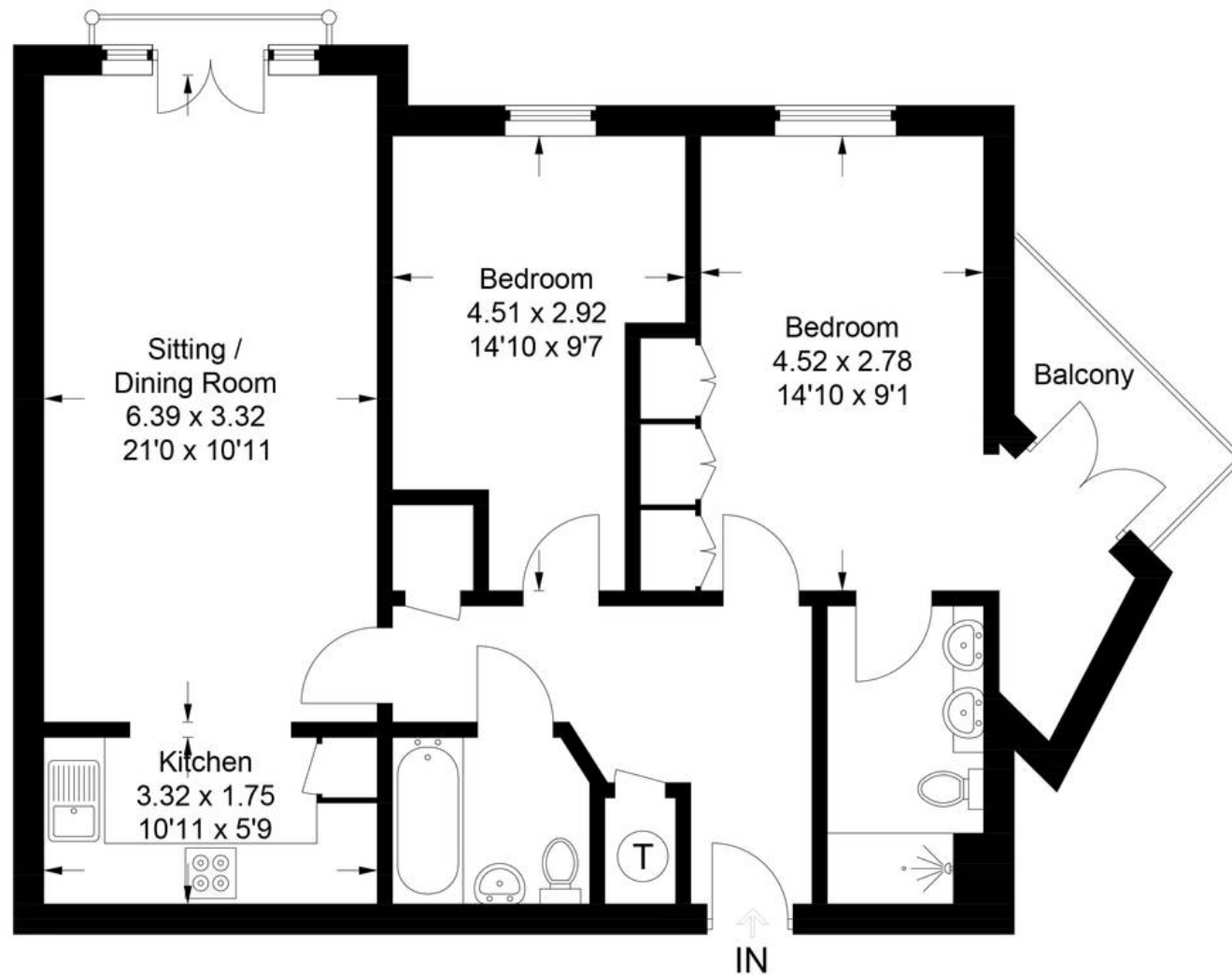
EPC Energy Efficiency Rating: C





Wellsfield

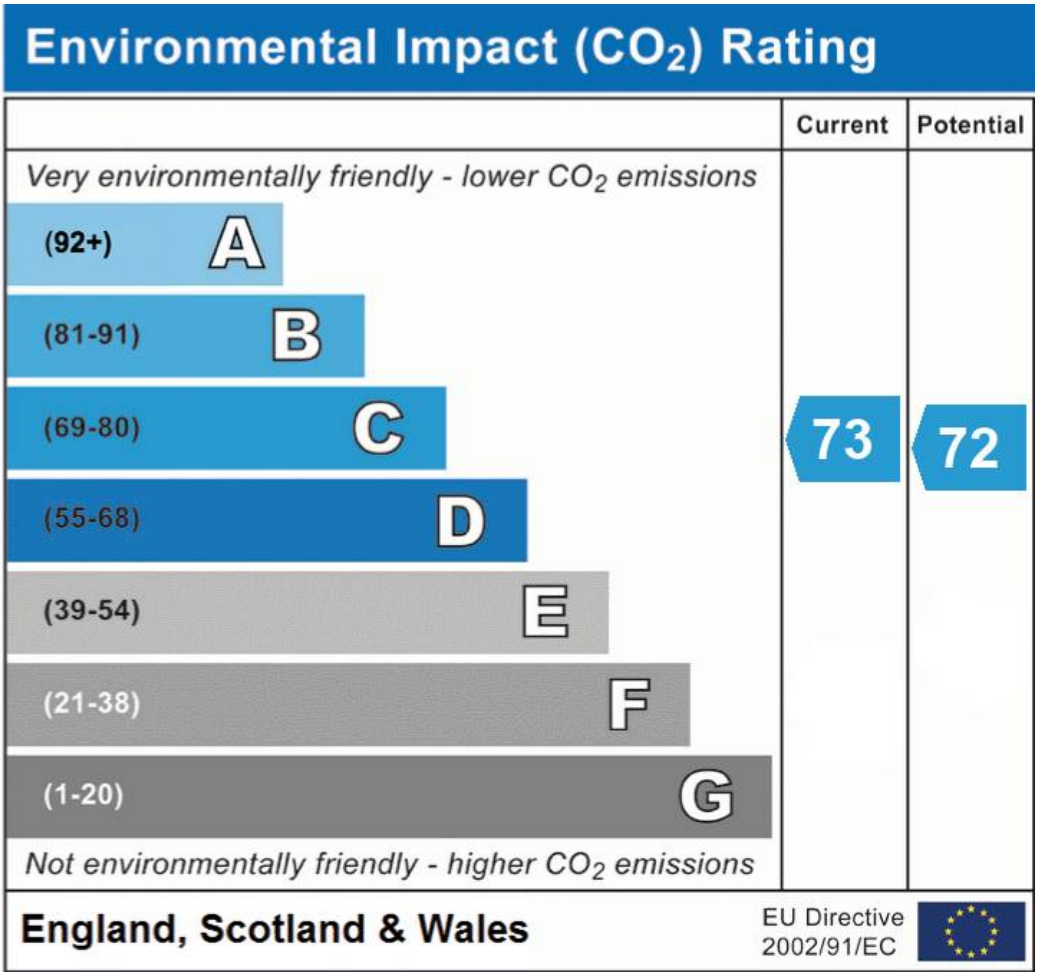
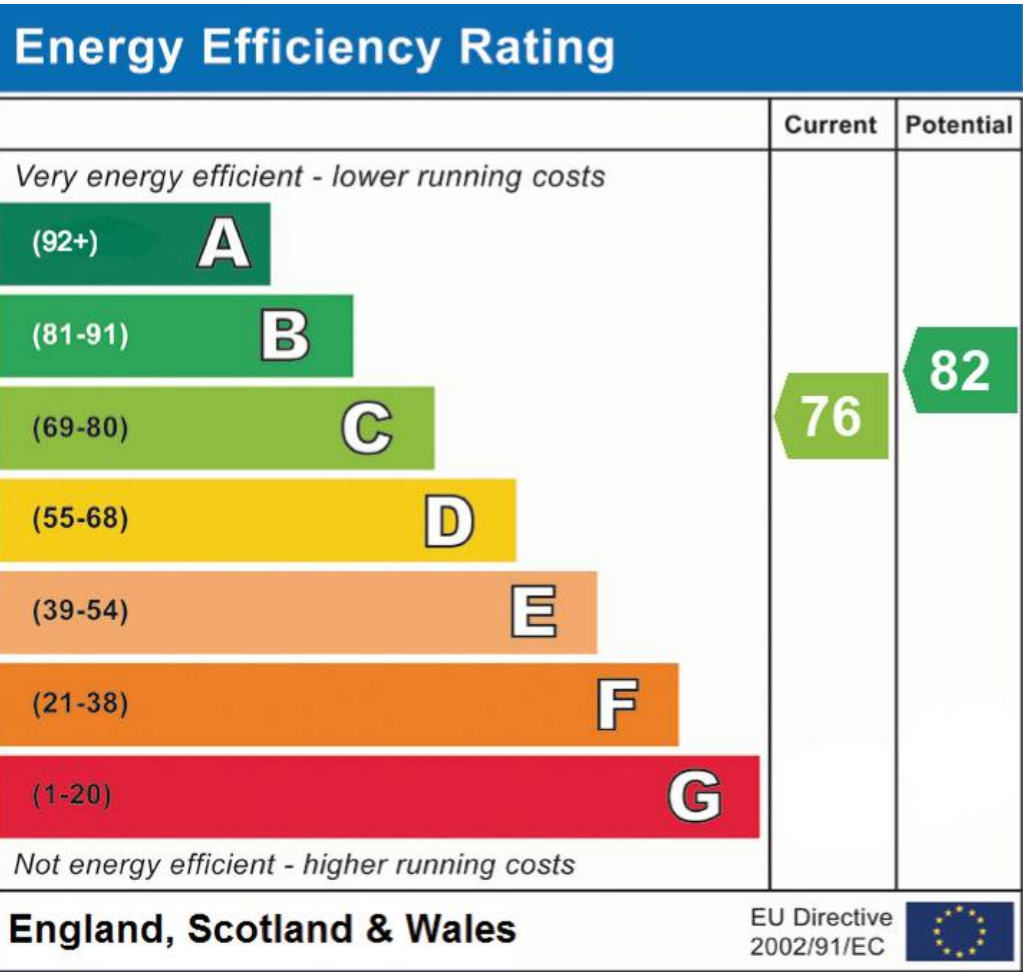
Approximate Gross Internal Area = 75.8 sq m / 816 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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