

Connells

Park Avenue
Bushey

Park Avenue
Bushey WD23 2BD

for sale
£190,000







Property Description

Connells are delighted to bring this beautifully presented, second floor apartment to the market that is situated in North Bushey and is offered with no chain. The property comprises of two double bedrooms, two bathrooms, an open plan lounge with a bespoke fitted kitchen inlcuding all integrated appliances within the purchase, as well as a contemporary bathroom. Offered with 50% shared ownership (this can also be stair-cased to a higher percentage upon purchasing), benefits include an en-suite to the master bedroom, allocated parking for one car as well as a large balcony. Being built in 2019, the apartment also boasts the use of high-speed internet from various providers.

Ideal for first time buyers and downsizers, this property is also located with access to several transport links including Watford Junction Station that provides direct links into London as well as the A41 and M1 motorways.

The property is situated with access to ample local shops and amenities including Costco and David Lloyd's Gym as well as being a short drive away from Watford High Street and Shopping Centre that provides numerous amenities, eateries, entertainment and recreational facilities.

For more information or to book a viewing, please contact Connells today.

Entrance Hall
Storage cupboard

Lounge
Window to side aspect, door to balcony and radiator.

Kitchen
Dishwasher, wall and base units, 1.5 bowl sink and drainer, fridge freezer, electric oven, electric hob and cookerhood.

Bedroom One
Window to front aspect, wardrobe, radiator and juliet balcony.

En-Suite
Water closet, vanity unit and shower cubicle.

Bedroom Two
Window to front aspect and radiator.

Bathroom
Water closet, bath and mixer taps, vanity unit and heated towel rail.

Outside

Balcony

Allocated Parking Space
One allocated parking space and visitor bays.

Bike Shed

Tenure Information

Service charge: £79 pcm approx.

Ground rent: £150 per annum approx.

Lease length: 125 years remaining from 2019

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







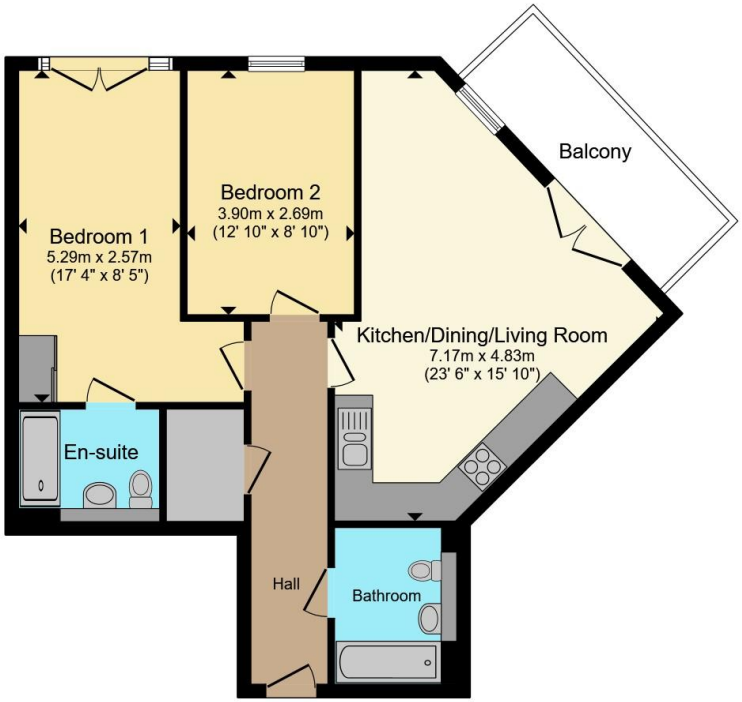












Floor Plan

Total floor area 67.5 m² (727 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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86 High Street
BUSHEY WD23 3HD

EPC Rating: B

Council Tax Band: D

Service Charge: 948.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308439

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.