

Connells

Bournehall Avenue
Bushey

Bournehall Avenue
Bushey WD23 3BD

for sale guide price
£150,000







Property Description

** NO ONWARD CHAIN **

A deceptively spacious three-bedroom duplex maisonette in the heart of Bushey – ideal for first-time buyers, downsizers, and investors alike. Situated on Bournehall Avenue, this maisonette offers generous living accommodation arranged over two floors, set conveniently above a local shop and within easy reach of Bushey's excellent amenities, schools and transport links.

The property benefits from its own private entrance, leading into a bright and airy interior with impressively sized rooms throughout. The ground floor features a large reception room with ample space for both relaxation and dining, along with a well-appointed kitchen offering plenty of storage and worktop space. Upstairs, the property continues to impress with three generously proportioned bedrooms and a family bathroom.

Externally, the maisonette offers convenient access to nearby parking options on street, and is superbly located close to local shops, restaurants, places of worship, and green spaces. Bushey Station and Watford's wider shopping and transport network are easily accessible, making this an ideal base for commuters.

Contact Connells today to schedule a viewing.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Door to side aspect and radiator.

Cloakroom

Water closet and wash hand basin.

Study

Window to side aspect and boiler.

Lounge

Window to front aspect, radiator, television point and window to rear aspect.

Kitchen

Window to rear aspect, wall and base unites, electric hob, electric oven, 1 bowl sink and drainer.

Bedroom 1

Window to rear aspect, built in wardrobe and radiator.

Bedroom 2

Window to front aspect, radiator and built in wardrobe.

Bedroom 3

Window to front aspect and radiator.

Bathroom

Window to front aspect, tiled throughout, water closet, wash hand basin and bath and mixer taps.

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.

Agents Note

We are advised that a Section 20 notice has been received by this property. Please make enquiries with the branch or speak with your conveyancer.

















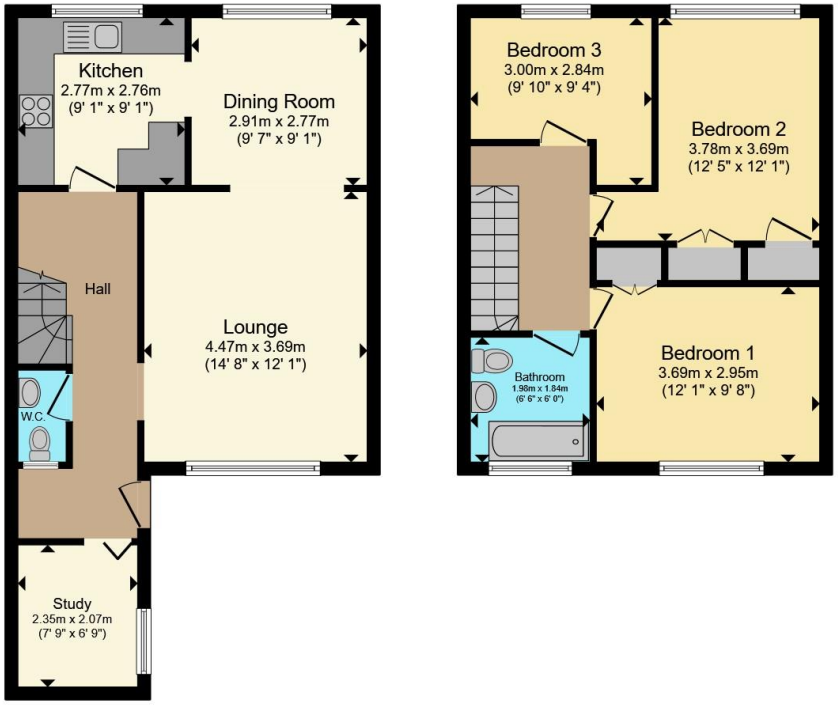

Ground Floor **First Floor**

Total floor area 92.0 m² (991 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

T 020 8950 4404
E bushey@connells.co.uk

86 High Street
BUSHEY WD23 3HD

EPC Rating: D

Council Tax Band: C

Service Charge: 586.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308825

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Nov 1987. 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.