



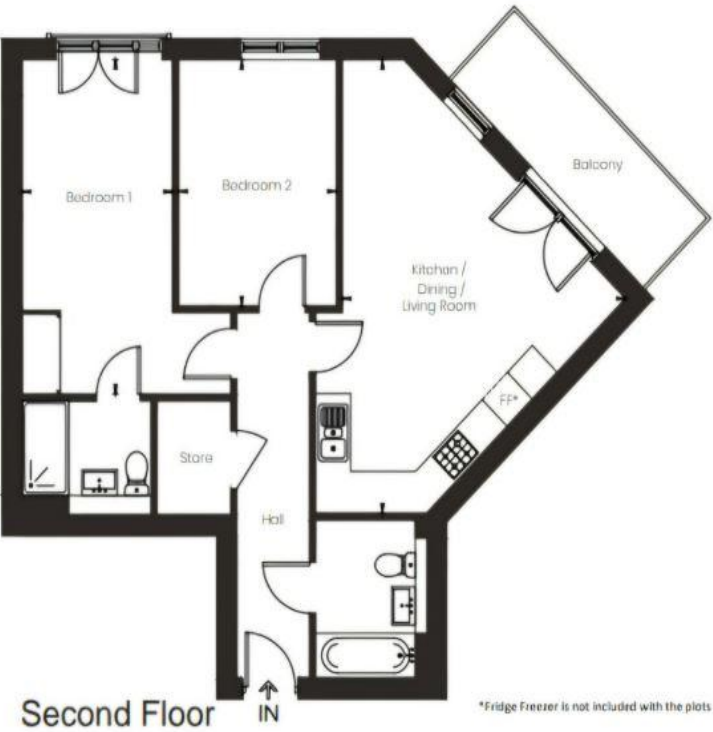
Park Avenue, Bushey, WD23 2BD

welcome to

Park Avenue, Bushey

Modern 2-bedroom second-floor flat on Park Avenue featuring a spacious balcony off the open-plan kitchen/living area—perfect for relaxing or entertaining. Includes master en-suite, allocated parking, and 50% shared ownership, just 1.2 miles from Watford Junction and close to local amenities.





DIMENSIONS

Kitchen / Living / Dining Room	7.17m x 4.83m	23'6" x 15'10"
Bedroom 1	5.29m x 2.57m	17'4" x 8'5"
Bedroom 2	3.90m x 2.69m	12'10" x 8'10"

Entrance

Kitchen/Living/Dining Room

23' 6" x 15' 10" (7.16m x 4.83m)

Bedroom 1

17' 4" x 8' 5" (5.28m x 2.57m)

En Suite

Bedroom 2

12' 10" x 8' 10" (3.91m x 2.69m)

Bathroom

Total Floor Area (from the EPC)

71 Square Metres

Agents Note

This property is currently under shared ownership in conjunction with Watford Community Housing Association who have criteria for any purchase. The advertised price is for the sellers 50% share. £618.62 per month is paid to the Housing Association as rent for the retained share. Service Charge is £79 (included in the rent charge); Ground Rent is £150 (included in the rent charge). Please contact with Watford Community Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.



welcome to

Park Avenue, Bushey

- 2-Bedroom Second Floor Flat
- 50% Shared Ownership
- En Suite to Master Bedroom
- Modern Fitted Kitchen with Integrated Appliances
- 120 Years Left on the Lease

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 79.00 (included in the rent charge)

Ground Rent: 150.00 (included in the rent charge)

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 Leasehold packs.

£189,995



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104876](https://www.brownandmerry.co.uk/Property/WAF104876)



Property Ref:
WAF104876 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 **brown & merry**



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)