

St Peters Close  
Bushey Heath  
Bushey  
WD23 1FG

To Let  
£1,600 PCM



Well presented two bedroom first floor duplex apartment. Ideally located near local shops, schools and amenities. Stairs leading to spacious lounge/diner with balcony, fully fitted kitchen with appliances, small double bedroom and family bathroom with shower over bath. Stairs leading to Master bedroom with en-suite shower room and utility room. Communal garden and garage. EPC rating D. Unfurnished. Available 27 March.



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High Street, Bushey. Despite being close to London and having Watford on its doorstep Bushey retains the feeling of a small town and this is reinforced with events such as the Bushey Festival and quarter marathon which is held each July and the Horticultural Society's flower and produce show. The area contains a mix of schools and local shops.

**Lounge Diner 14.09x14.01x8.06**

L-Shaped lounge/diner with balcony

**Kitchen 8.05x5.06**

Fully fitted with appliances

**Bedroom 8.10x8.02**

with fitted wardrobe

**Family Bathroom 7.04x5.02**

with shower over bath

**Master Bedroom 13.02x12.09**

With en-suite shower room and fitted wardrobes

**Utility Room**

with washer dryer

**Council Tax Band**

Hertsmere BC - Band D - £2200 pa approx.

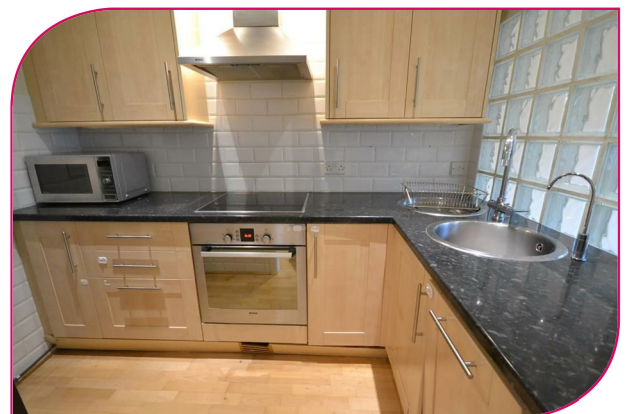
**Financials**

Referencing - earnings required 30 x the rental pa. between the adult tenants - £48k pa

Holding deposit required - equal to one weeks rental - £369.23

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1846.15

Once months rental payable in advance at Tenancy start date - £1600.00



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>78</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>47</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

