

8 The Moorings Aldenham Road, Bushey - WD23 2NR

£325,000

ChurchillsBushey

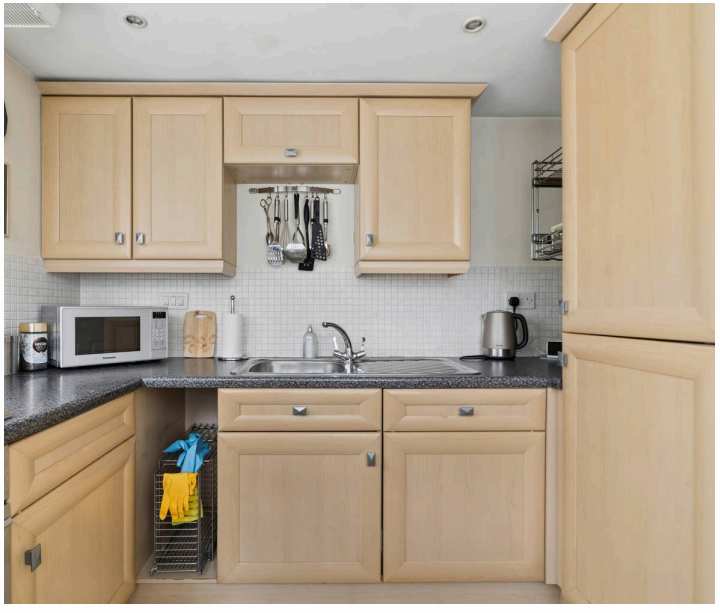






Set within a private development in a highly sought-after location, this well maintained 2 bedroom ground floor flat offers a lifestyle of comfort, convenience and flexibility. With two separate entrances , one welcoming you into the entrance hall and the other providing direct access to the kitchen, the layout is perfectly suited to modern living. The bright living room and one of the bedrooms are enhanced by attractive bay windows, creating light filled and inviting spaces, while the second bedroom is currently arranged as a stylish dining room, offering versatility to suit individual needs. The property also benefits from two allocated covered parking spaces, share of freehold, and excellent connectivity with Bushey Station just a short distance away, making this an ideal home for commuters and those seeking easy access to local amenities. Offered to the market with no upper chain, the property presents an excellent opportunity for a smooth and straightforward move.







- Well Maintained 2 Bedroom Ground Floor Flat
- Private Development In Sought After Location
- Two Separate Entrances Including Direct Kitchen Access
- Bay Windows In Main Bedroom & Living Room
- Flexible Second Bedroom/ Dining Room
- Two Allocated Covered Parking Spaces
- Share of Freehold/ No Upper Chain

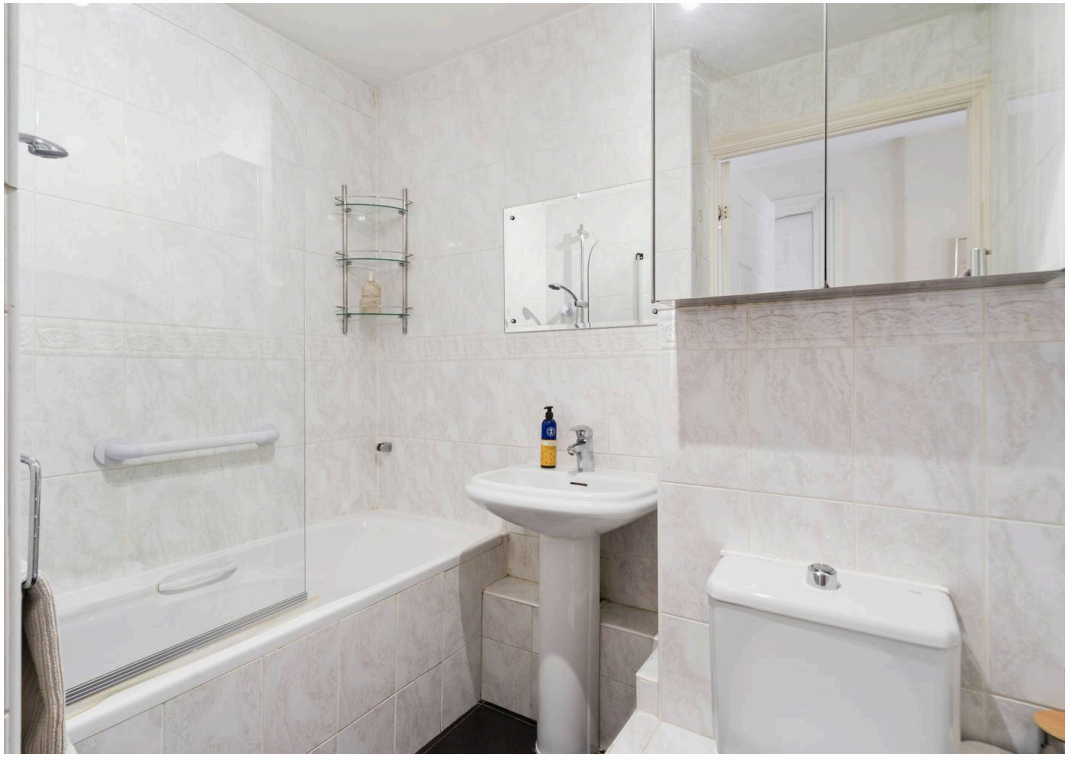
Council Tax band: D

Tenure: Share of Freehold

Lease Details: There is a 150 year lease dating from 01/01/2002 with 126 years remaining.
Service Charge: £3381.60 pa

EPC Energy Efficiency Rating: C





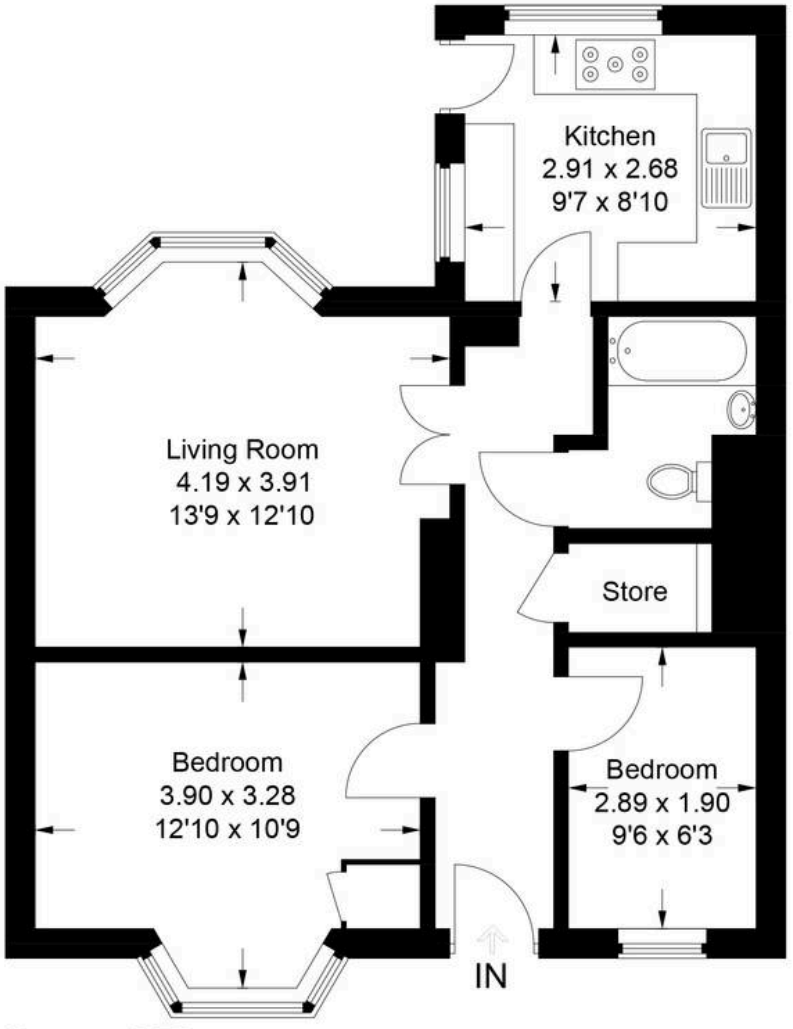

Maximum Height
2.2 m
THE MOORINGS
OUT





The Moorings

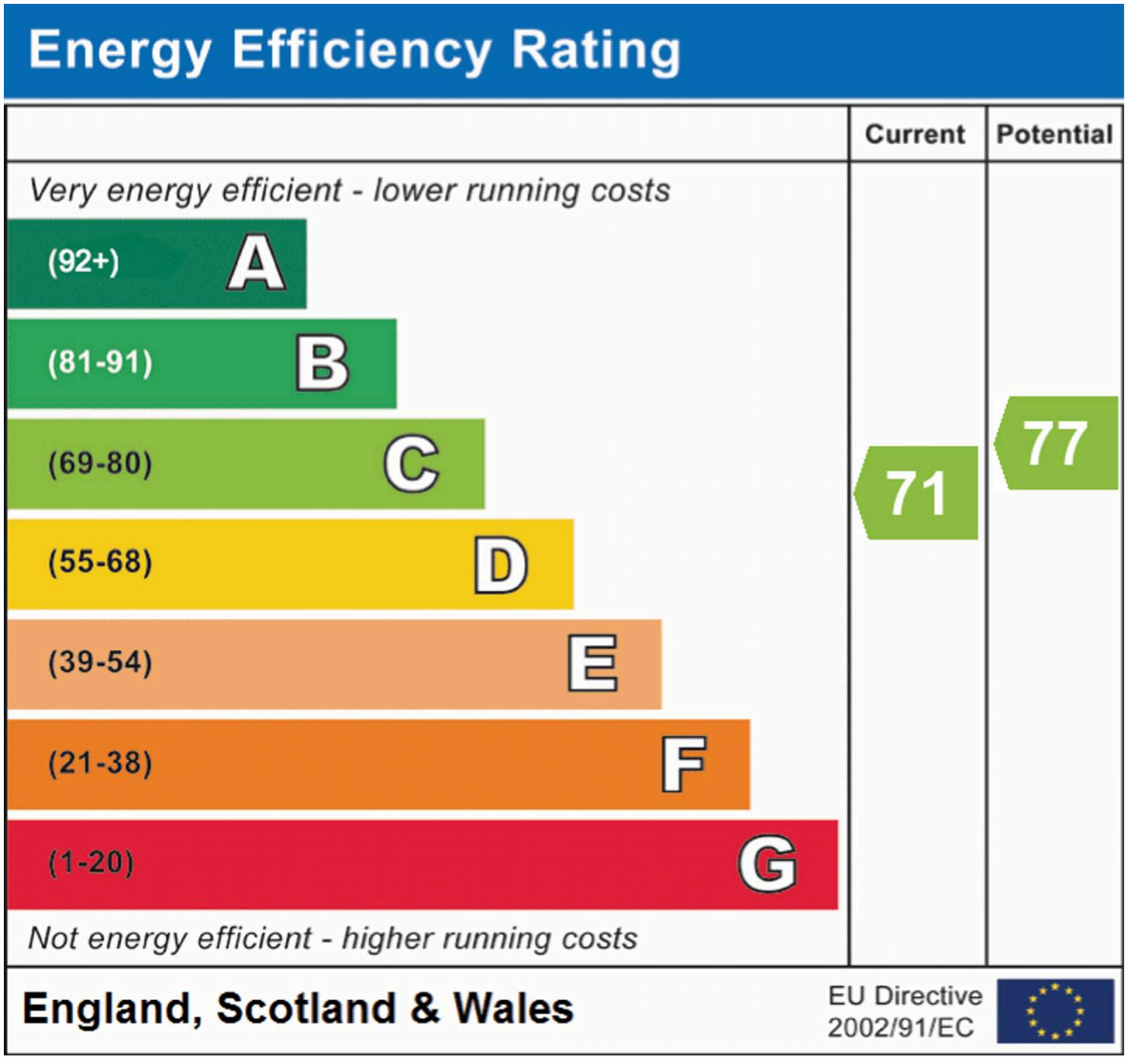
Approximate Gross Internal Area = 55.7 sq m / 599 sq ft



Ground 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.

© CJ Property Marketing Ltd Produced for Churchills Bushey



Churchills - Bushey

Churchills Independent Estate Agents, 72 High Street - WD23 3HE

020 8950 0033

churchillsbushey.co.uk

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confimed by your solicitor prior to exchange of contracts.