



Not for marketing purposes INTERNAL USE ONLY

Priory Court Sparrows Herne
Bushey

Priory Court Sparrows Herne Bushey WD23 1EF

for sale offers in excess of
£350,000



Property Description

Connells are delighted to present this well appointed two bedroom first floor apartment, ideally situated in the highly sought after Bushey Heath, just a short walk from the vibrant High Road with its excellent selection of shops, cafés, restaurants and local amenities.

The accommodation comprises a spacious and bright lounge/dining room featuring two Juliet balconies, a modern kitchen, two generously sized double bedrooms with fitted wardrobes, a contemporary family bathroom, and an additional shower room with WC, offering excellent facilities for residents and guests alike. The property further benefits from lift access.

Externally, residents can enjoy beautifully maintained communal gardens, allocated parking and a garage within the block.

Ideally located, the property is within easy reach of highly regarded local schools, regular bus routes and green spaces such as Warren Lake. Watford town centre is also a short drive away, offering an extensive range of shopping, leisure and entertainment facilities.

For commuters, the property is well positioned with excellent transport links, including Bushey Station providing direct services into London, as well as convenient access to the A41, M1 and M25.

An internal viewing is highly recommended to fully appreciate all that this excellent apartment has to offer. For further information or to arrange a viewing, please contact Connells today.

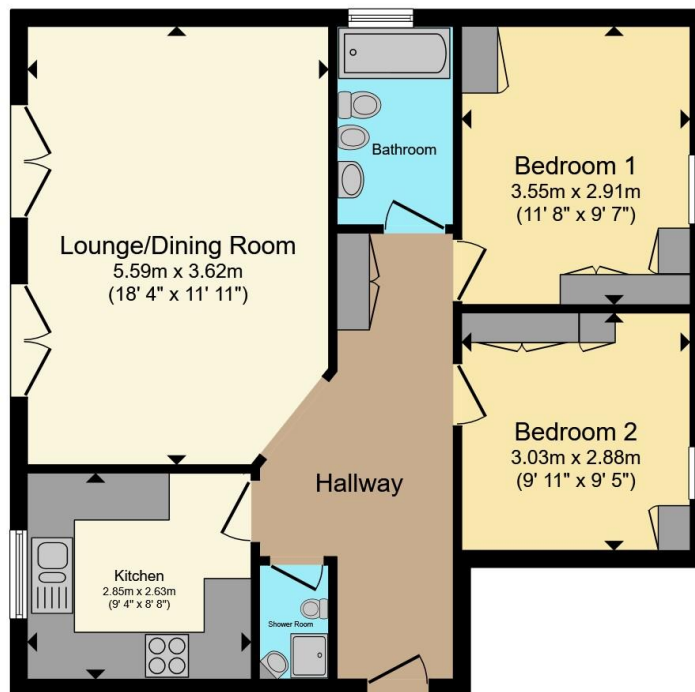
Agents Note

Please note that the AML fee covers 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.









First Floor

Total floor area 65.2 m² (702 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



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: C Council Tax
Band: D

Service Charge:
2800.00

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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