



**Connells**

Hunsdon Court Goddard Drive  
Bushey



### Property Description

Situated within Hunsdon Court, this impressive top floor, corner apartment offers spacious and contemporary living, extending to approximately 942 sq ft internally. Finished to a modern standard throughout, with luxury Amtico flooring, the property benefits from an abundance of natural light and a well-considered layout ideal for first-time buyers, downsizers, or investors alike.

The apartment comprises of two generous double bedrooms, including a well-appointed master bedroom with an ensuite, alongside a stylish and modern family bathroom. At the heart of the home is an open-plan kitchen and living area creating an excellent social space for both everyday living and entertaining. One of the standout features of the property is the large terrace balcony, offering valuable outdoor space and a pleasant outlook. Positioned on the top floor and enjoying a corner aspect, the apartment offers additional privacy, light and space rarely found in comparable properties.

Further benefits include allocated parking and a highly convenient location within walking distance of local shops and amenities.

### Entrance Hall

Door to front aspect, airing cupboard, and an additional storage cupboard.

### Lounge - With Kitchen

Window to front aspect, door to side aspect leading onto the balcony, electric heating.

### Kitchen

Window to front aspect, wall and base units, one and a half bowl sink with drainer, electric oven and hob, cooker-hood, integrated dishwasher, washer/dryer and fridge/freezer.

### Bedroom 1

Window to side aspect, built in wardrobes and electric heating.

### Ensuite Bathroom

Fully tiled, vanity unit, water closet, shower cubicle, and heated towel rail.

### Bedroom 2

Window to side aspect, built in wardrobes, and electric heating.

### Bathroom

Fully tiled, bath with overhead shower, vanity unit, water closet, and heated towel rail.

### Telephone Intercom

### Balcony

Full width 37 ft large balcony, located to the side of the home.

## Outside

Access to communal gardens.

## Parking

Allocated parking with ample visitor bays.

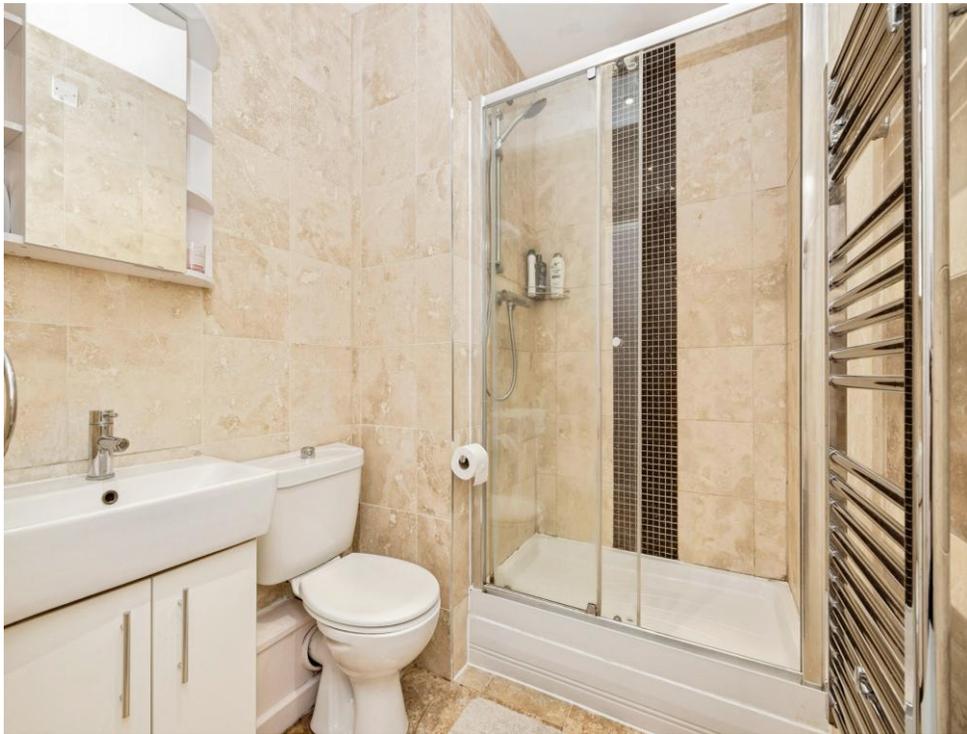
## Tenure

*Approx. 110 years remaining on lease.*

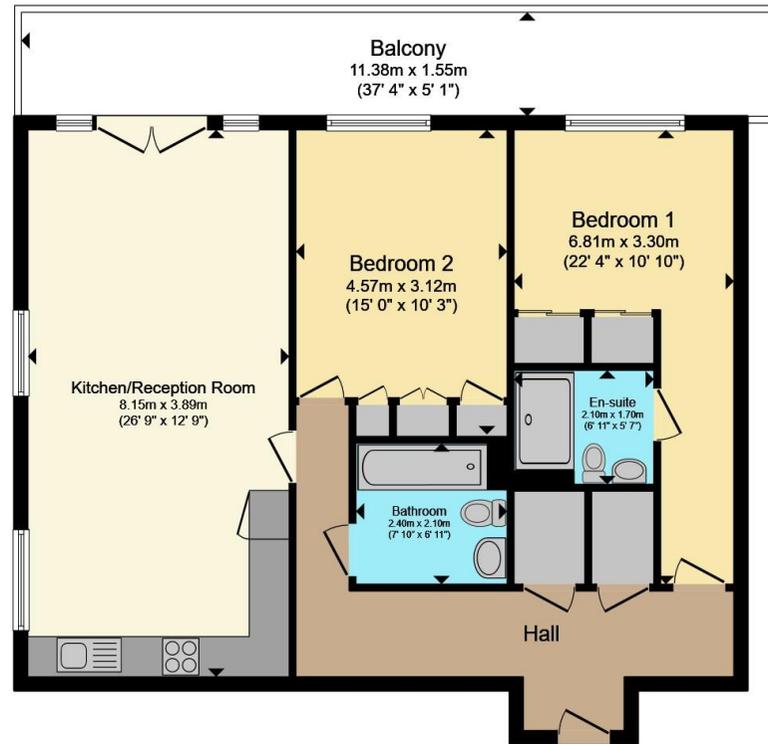
*Approx. £3221.28 Service Charge per annum.*

*Approx. £200.04 Ground Rent per annum.*









**Total floor area 87.5 m<sup>2</sup> (942 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](http://www.propertybox.io)



To view this property please contact Connells on

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86 High Street  
BUSHEY WD23 3HD

EPC Rating: D Council Tax  
Band: D

Service Charge:  
3221.28

Ground Rent:  
200.04

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308333](http://connells.co.uk/Property/BUS308333)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2011. 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.

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Property Ref: BUS308333 - 0007