



Connells

Howton Place
Bushey Heath Bushey



Property Description

Connells are delighted to present this newly refurbished three-bedroom ground floor apartment, set in a highly sought-after location in Bushey Heath, within walking distance of the vibrant Bushey High Road offering a variety of shops, delis, cafés and restaurants.

The property is presented in good condition throughout and comprises a spacious lounge/dining room, a fitted kitchen, and three well-proportioned bedrooms with fitted wardrobes. The third bedroom is currently utilised as a dressing room, providing flexible accommodation. A modern bathroom and a useful additional WC complete the internal layout.

Externally, residents benefit from well-maintained communal gardens, permit parking, and a garage within the block.

Ideally located, the property is within close proximity to excellent schools, bus services, and places of worship. Watford town centre is just a short drive away, offering a wide range of shopping, entertainment and recreational facilities. The apartment also enjoys excellent transport links, including Bushey Station with direct routes into London, as well as convenient access to the A41, M1 and M25 motorways.

Viewing is highly recommended. For further information or to arrange an appointment, please contact Connells today.

Entrance Hall

Door to front aspect.

Lounge

Window to front aspect, window to rear aspect, radiator, television point.

Kitchen

Window to front aspect, fitted kitchen with wall and base units, one bowl sink, gas hob, electric oven, cookerhood, fridge.

Bedroom 1

Window to rear aspect, fitted wardrobe, radiator.

Bedroom 2

Window to rear aspect, fitted wardrobe, radiator.

Bedroom3/Dressing Room

Window to rear aspect, fitted wardrobe. Currently used as a dressing room.

Bathroom

Window to rear aspect, shower cubicle, vanity unit with wash hand basin, WC.

WC

Window to rear aspect, vanity unit with wash hand basin, WC.

Outside

Garage

Garage in block.

Tenure Information

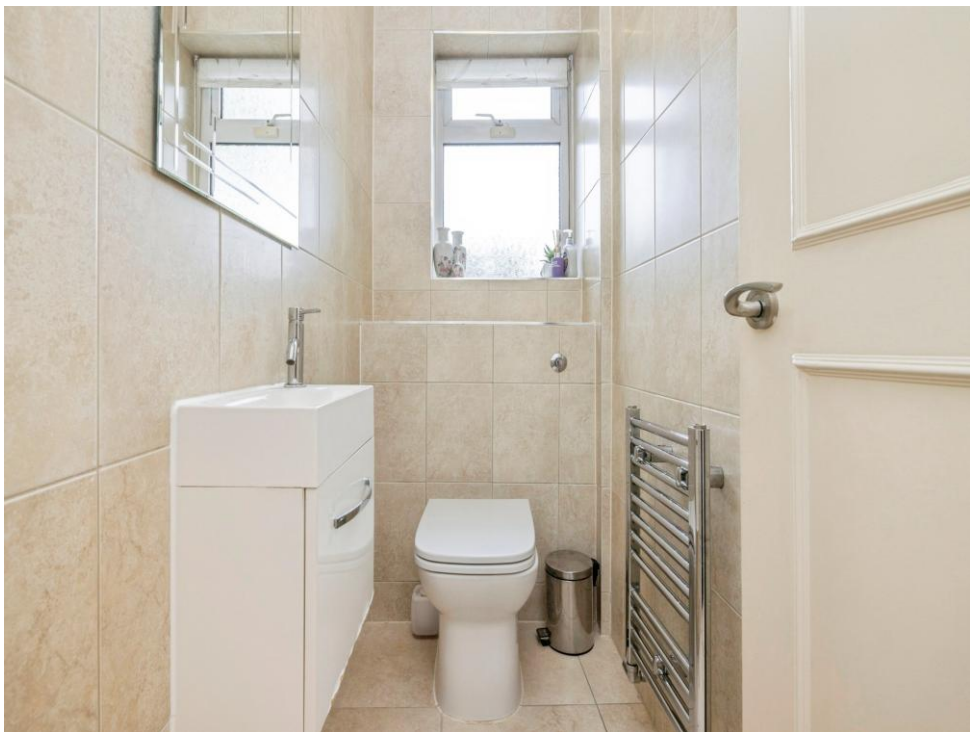
Leasehold Information:

Approx Lease Length: 941 years remaining.

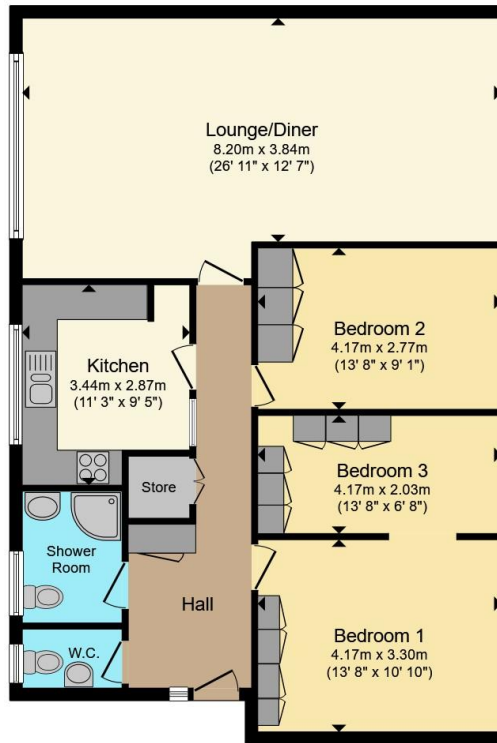
Approx Service Charge: £1200 per annum.

Approx Ground Rent: £15.75 per annum.









Total floor area 97.3 m² (1,048 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: 1200.00

Ground Rent: 15.75

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308532

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Dec 1966. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS308532 - 0003