







### Property Description

Connells are delighted to welcome Cotswold Avenue to the market, a ground floor studio apartment situated in the heart of Bushey surrounded by local amenities in a popular residential area.

Refurbished throughout, the property is offered to the market with no onward chain. Boasting communal gardens and a great location!

Cotswold Avenue is an investors dream or a perfect home for a first time buyer. A viewing comes highly recommended - contact Connells today.

### Entrance Hall

### Lounge/Bedroom

Window to rear aspect and radiator.

### Kitchen

Window to front aspect, one sink bowl, electric hob, washing machine, fridge/freezer, electric oven and boiler.

### Bathroom

Tiled, vanity unit with wash hand basin, shower cubicle and water closet.

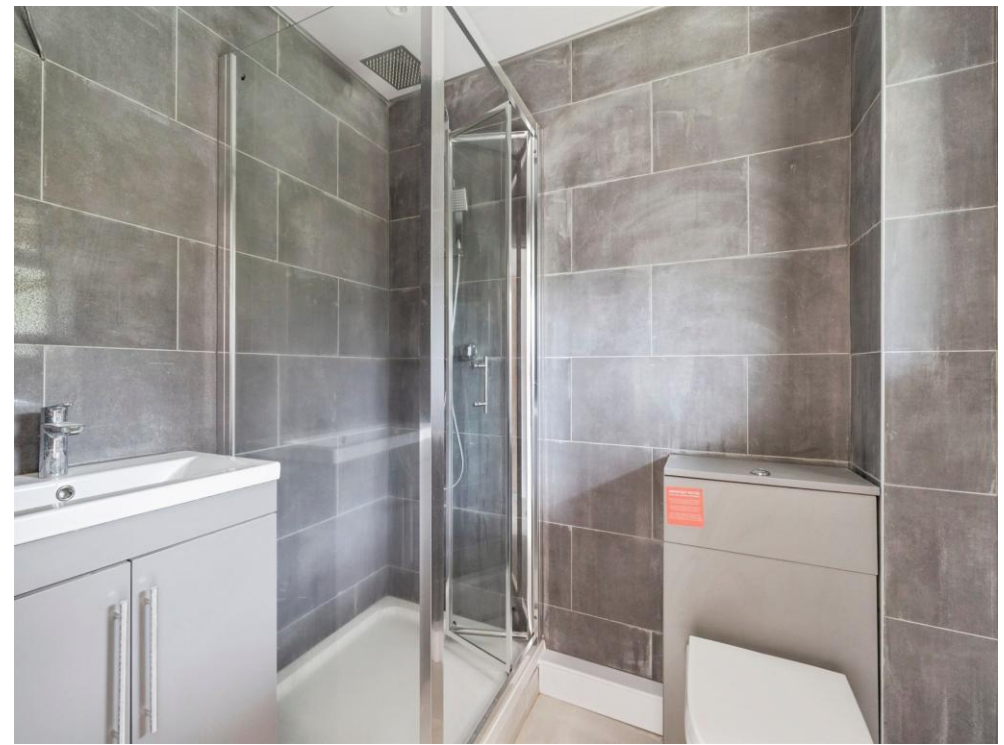
### Outside

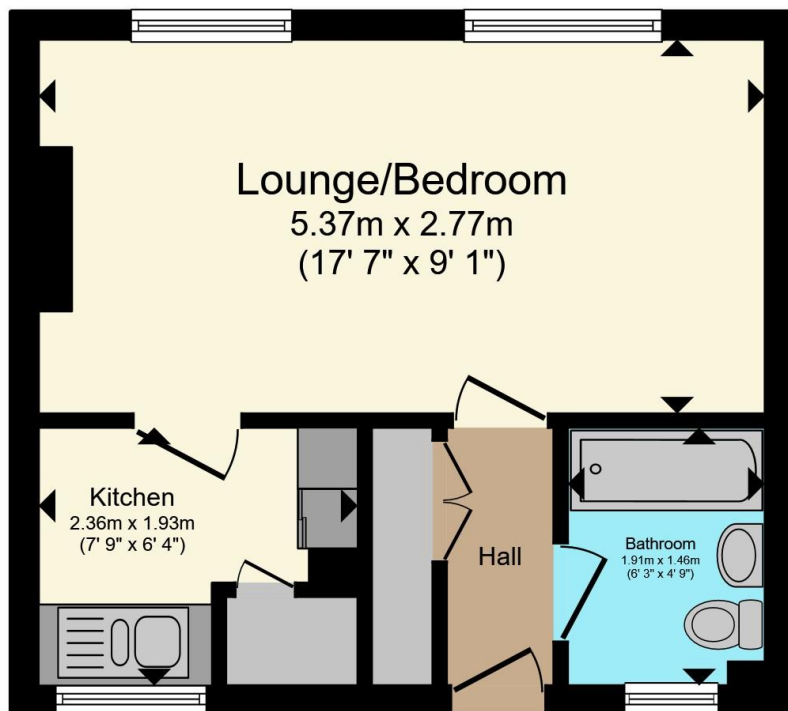
### Communal Garden

Well maintained communal garden, laid lawn.

### Agents Note

*We await confirmation of the Ground Rents and Service Charges for the property. Please enquire with the branch at time of interest and they will endeavour to obtain confirmation for you.*





Total floor area 25.7 m<sup>2</sup> (276 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)

**Connells**



To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
BUSHEY WD23 3HD

EPC Rating: F

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308308](http://connells.co.uk/Property/BUS308308)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Mar 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS308308 - 0005