

Connells

Aldenham Road
Bushey

Aldenham Road
Bushey WD23 2FU

for sale
£415,000







Property Description

Connells are delighted to bring this beautifully presented top floor apartment to the market that is situated in Bushey, benefitting from a high specification throughout, a long lease and two allocated parking spaces. The property comprises of two bedrooms with fitted wardrobes, two bathrooms, an open plan living area with a bespoke fitted kitchen with integrated Bosch appliances as well as a contemporary bathroom. The layout provides flexibility, with the second bedroom currently used as a TV Room. Wrapping around the luxurious apartment is a large terrace, which is accessible through the bi-folding doors.

Ideal for first time buyers and investors, the apartment is also conveniently located with access to several transport links including Bushey Station that provides direct links into London as well as the A41, M1 and M25 motorways. Watford High Street and Shopping Centre is also just a short distance away providing numerous shops, amenities, eateries and entertainment and recreational facilities.

The development benefits from controlled access to the building with a video entry system and underground and surface car parks that are secured by fob operated electric gates.

For more information or to book a viewing, please contact Connells today.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.







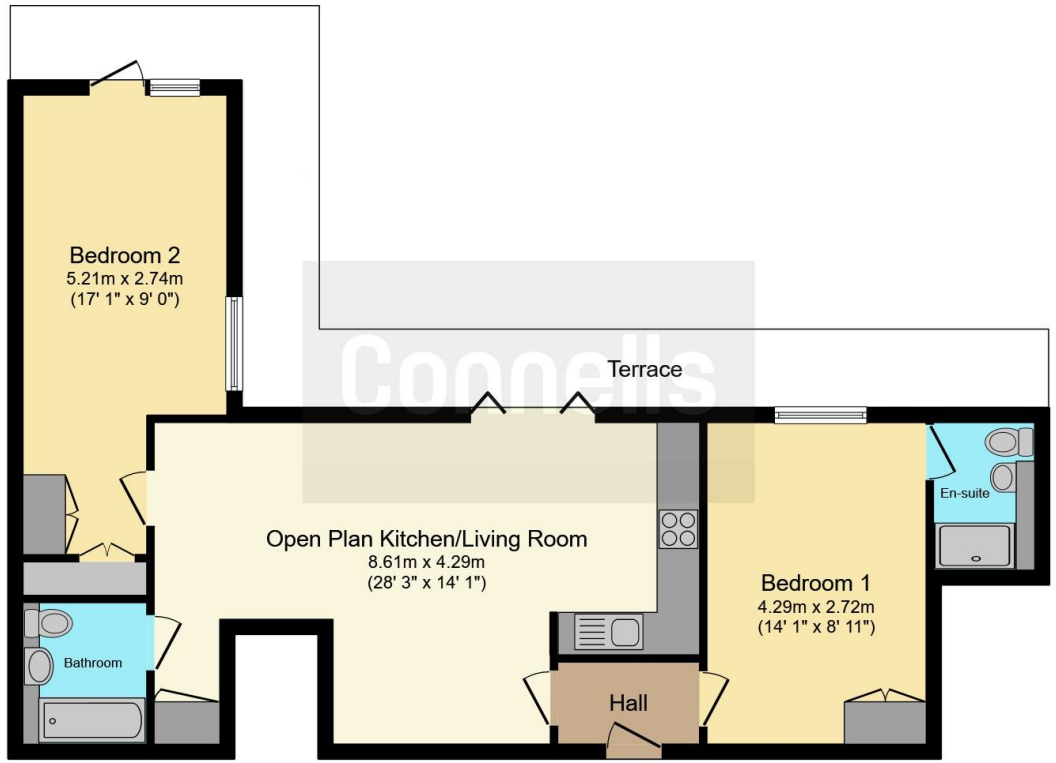












Total floor area 71.6 m² (771 sq.ft.) approx

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.focalagent.com

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: E

Service Charge: 2600.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308748

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.