



**Connells**

Mulberry Lodge Eastbury Road  
Watford



## Property Description

**\*\*NO UPPER CHAIN \*\***

A stunning first floor flat to the market that is situated in Watford, next to BUSHEY STATION with direct links into Euston as well as great access to Watford Town Centre.

The property comprises of an entrance hall with an entry phone system, a SPACIOUS LOUNGE AREA, and a MODERN FITTED KITCHEN, a LARGE BEDROOM and modern bathroom. Benefits include and gated ALLOCATED PARKING space, visitors parking and access to the COMMUNAL GARDENS.

The development is ideal for first time buyers and investors, with Bushey train station within walking distance and access to all local amenities.

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

## Entrance Hall

Front door, two storage cupboards, radiator, entry system.

## Lounge

Window to front aspect, double glazed, radiator, television point, telephone point.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink with drainer, electric oven, gas hob, cooker hood, plumbing for washing machine, space for fridge/freezer.

## Bedroom One

Window to rear aspect, double glazed, built in wardrobes, radiator, television point.

## Bathroom

Bath with mixer taps and shower over, wash hand basin, WC, extractor fan, shaver point, radiator, part tiled.

## Outside

## Communal Garden

Well-maintained communal gardens.

## Parking

Gated allocated parking space.

## No Onward Chain

## Tenure Information

Lease Length: Approx 99 years remaining

Service Charge: Approx. £1286

Ground Rent: Approx. £250









**Floor Plan**

Total floor area 52.3 m<sup>2</sup> (563 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

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

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 1286.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308420](http://connells.co.uk/Property/BUS308420)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. 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: BUS308420 - 0003