



Connells

Saxby Court Aldenham Road
Bushey



Property Description

Connells are delighted to offer for sale this exceptional ground floor apartment set behind electric security gates and with Share of Freehold, situated within the prestigious and highly sought-after Saxby Court development. Built in 2014, this impressive two double bedroom, two ensuite bathroom apartment is finished to a high specification throughout and combines contemporary design with spacious and practical living.

The accommodation comprises a welcoming entrance hall, a superb open-plan living and dining area, a cloakroom and a luxurious fitted kitchen with stone worktops, a breakfast bar and integrated Siemens appliances.

A highlight of this outstanding home is the private terrace, which is accessed directly from both the living room and the principal bedroom. Providing a wonderful extension of the living space, the terrace offers an ideal setting for outdoor dining, entertainment or relaxing in a peaceful environment.

The generous principal bedroom benefits from fitted wardrobes, a dressing area and a luxury ensuite bathroom with both a bath and separate shower. The second double bedroom also features fitted wardrobes and its own ensuite shower room. Further benefits include underfloor heating, porcelain flooring throughout, secure entry, two allocated parking spaces and communal gardens.

Conveniently located a short distance from Bushey Station and Watford town centre, the property offers excellent access to local amenities. Early viewing is highly recommended.

Entrance Hall

Door to front aspect, utility cupboard, tiled flooring, underfloor heating.

Cloakroom

Wash hand basin, WC, fully tiled, underfloor heating.

Lounge

Window to side aspect, television point, underfloor heating, door to balcony.

Kitchen

Window to front aspect, fitted kitchen with wall and base units, quartz worktops, fridge/freezer, oven, microwave, induction hob, washing machine, dishwasher, water softener, Insinkerator hot and cold water tap, underfloor heating.

Bedroom 1

Window to front aspect, door to front balcony, television point, underfloor heating.

Ensuite

Bath with mixer taps, shower cubicle, vanity unit with wash hand basin, WC, heated towel rail, underfloor heating.

Bedroom 2

Window to side aspect, fitted wardrobe, tiled flooring.

Ensuite

Shower cubicle, vanity unit with wash hand basins, WC.

Outside

Private Terrace. Communal gardens.

Alarm system and communal CCTV system.

Parking

Two allocated parking spaces.

Tenure Information

Leasehold Information:

Approx Lease Length: 988 years remaining.

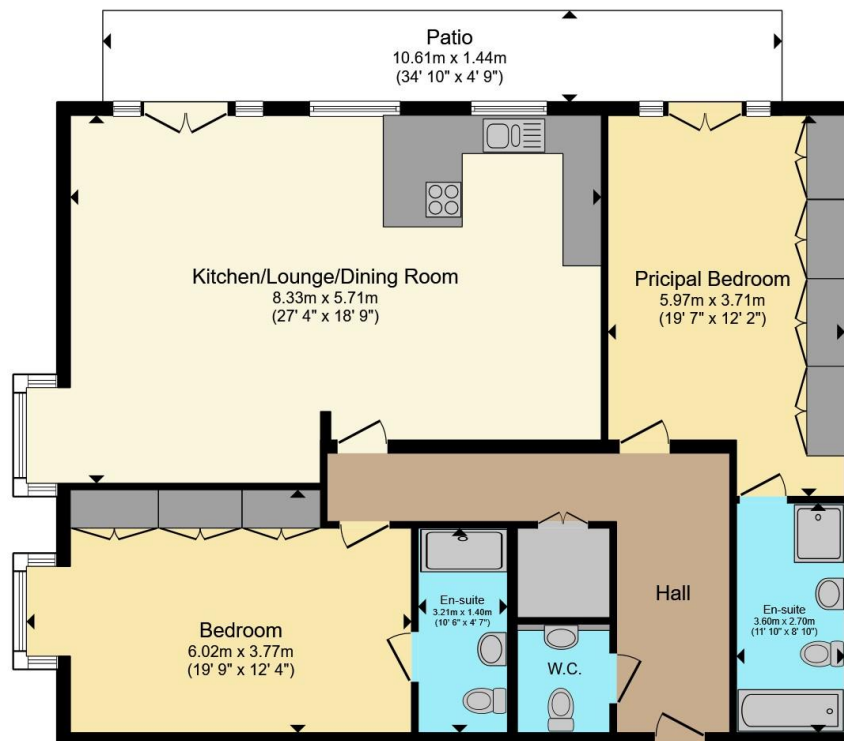
Approx Service Charge: £2900 per annum.

Approx Ground Rent: nil.









Total floor area 119.1 m² (1,282 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

Connells

To view this property please contact Connells on

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86 High Street
BUSHEY WD23 3HD

EPC Rating: B Council Tax
Band: F

Service Charge:
2900.00

Ground Rent:
Nil

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308670

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2014. 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: BUS308670 - 0007