

Connells

Little Grove
Bushey

Little Grove
Bushey WD23 3BG

for sale offers in excess of
£275,000







Property Description

NOT SO LITTLE GROVE! Connells are pleased to present this purpose built, three bedroom flat that is located on the ever desirable cul de sac of Little Grove giving easy access to Bushey village.

The property comprises of a spacious entrance hall, family bathroom, large lounge/dining room, separate kitchen, two single bedrooms and sizeable master. Other benefits include residents parking and a long lease of 183 years approx. and communal grounds.

The property is close to a parade of local shops and the Moatfield recreation ground, as well as a variety of well-regarded nurseries, primary schools and secondary schools within close proximity. This property also provides easy access to several transport links including Bushey station that has direct links into London Euston as well as the A41, M1 and M25 motorways.

Viewing is highly recommended. For more information or to arrange a viewing please contact Connells today.

Entrance Hall

Door to front aspect, two storage cupboards, radiator.

Lounge

Window to front aspect, radiator, television point.

Kitchen

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

Bedroom 1

Window to side aspect, radiator.

Bedroom 2

Window to side aspect, radiator.

Bedroom 3

Window to side aspect, radiator.

Bathroom

Bath with mixer tap, vanity unit with wash hand basin. Separate water closet.

Outside

Communal Garden

Well maintained communal garden, laid lawn.

Agents Note

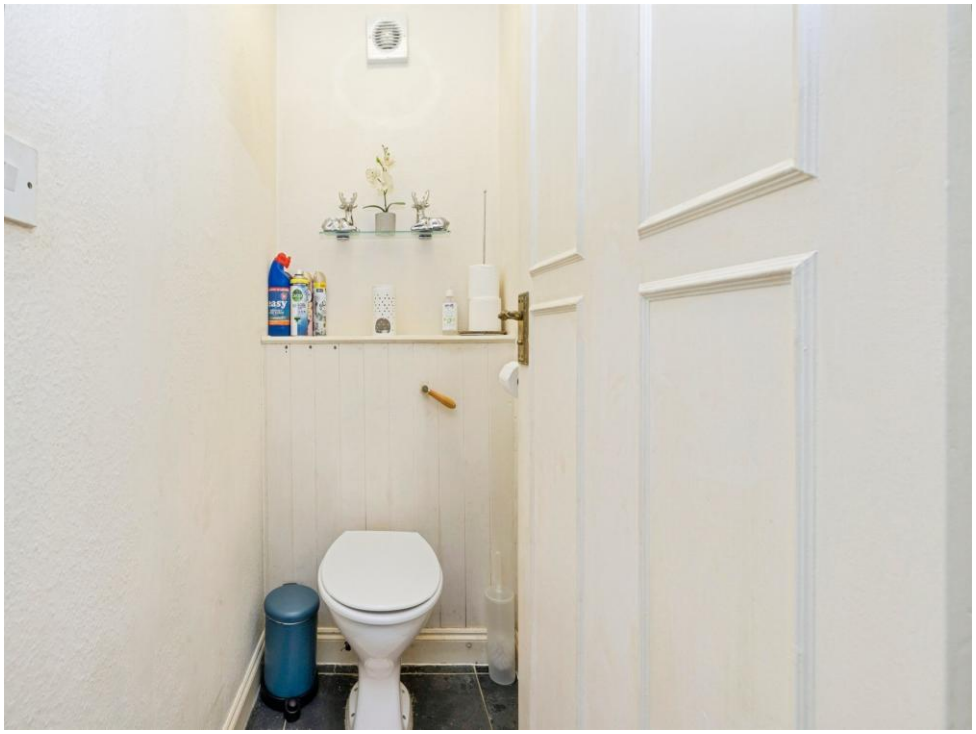
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







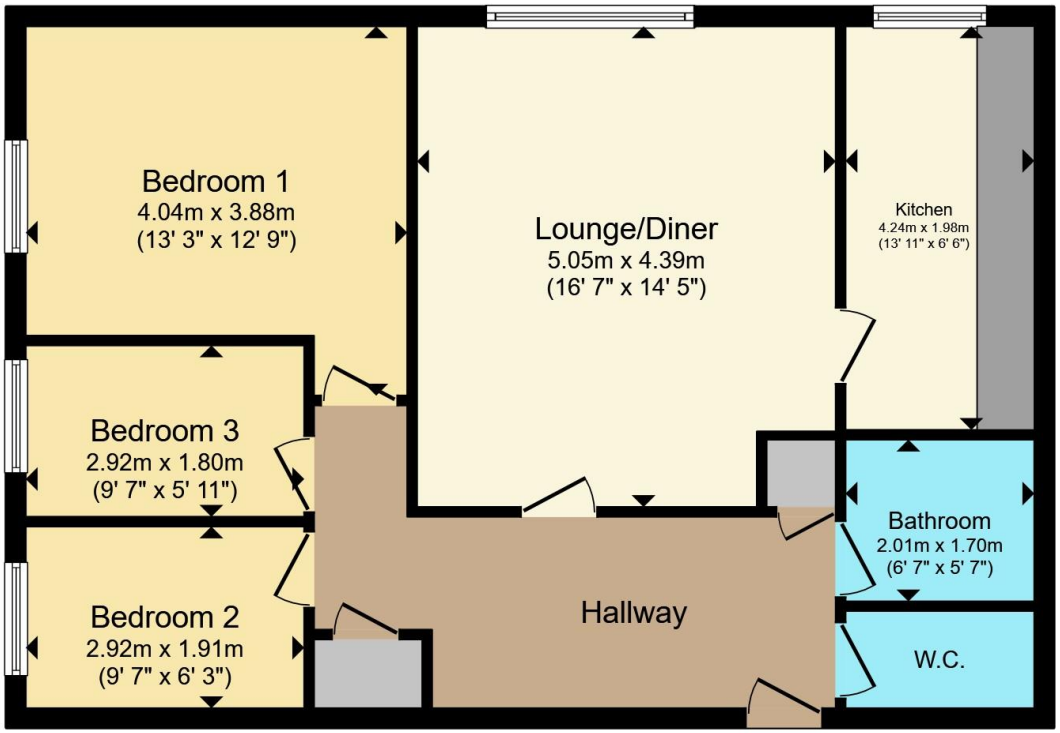





MILO
SEA SALT







Total floor area 75.7 m² (815 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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E bushey@connells.co.uk

86 High Street
BUSHEY WD23 3HD

EPC Rating: C

Council Tax Band: C

Service Charge: 930.13

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308330

This is a Leasehold property with details as follows; Term of Lease 215 years from 15 Nov 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.