2 Priory Court, 169 Sparrows Herne - WD23 1EF

£375,000

ChurchillsBushey

This well presented modern ground floor flat, offered as a share of freehold, provides comfortable and convenient living in a highly sought after location close to the amenities of Bushey Heath High Road. The property features two generous double bedrooms, an impressive 18ft living room with direct access to the well maintained communal gardens, and a modern fitted kitchen and shower room. Additional benefits include a video entry phone system, an entrance hall with cloakroom, electric radiators, and double glazing throughout, ensuring warmth and efficiency. Residents also enjoy well kept communal areas, a garage in a block, and an allocated parking space, providing excellent practicality. Offered for sale with no upper chain, this home is ideally suited to buyers seeking a peaceful yet well connected setting close to local shops, services, and transport links.

- Modern 2 Double Bedroom Ground Floor Flat
- Video Entry Phone System
- 18ft Living Room
- Modern Kitchen, Shower Room & Cloakroom
- Garage & Allocated Parking space
- Sought After Location
- No Upper Chain

Lease Details:
The vendor informs us that the current lease is being extended to 999 years.

Service Charge: £2760.00 pa (Includes building Insurance)

Ground Rent: NIL

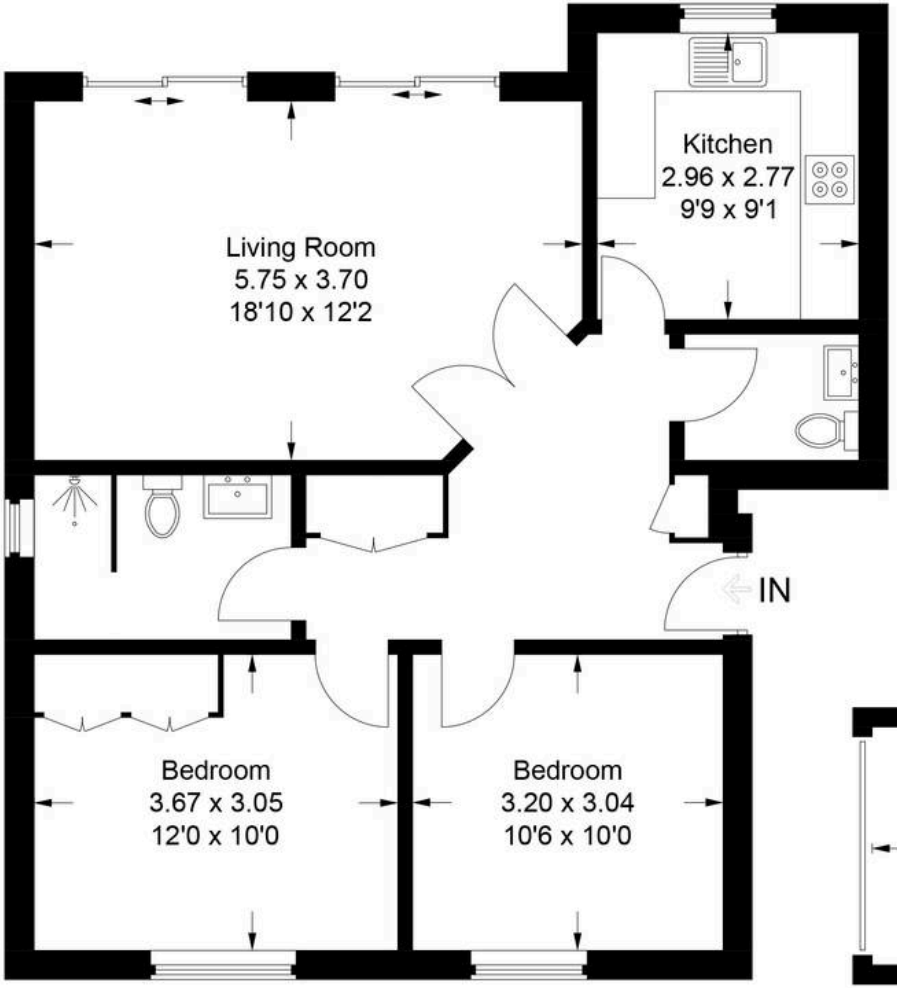
Council Tax band: D

Tenure: Share of Freehold

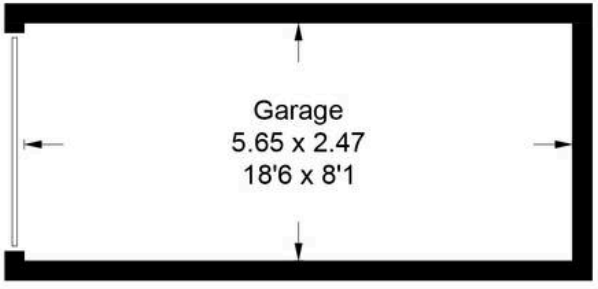
EPC Energy Efficiency Rating: E

Priory Court, Sparrows Herne

Approximate Gross Internal Area = 69.7 sq m / 750 sq ft
(Excluding Garage)



Ground Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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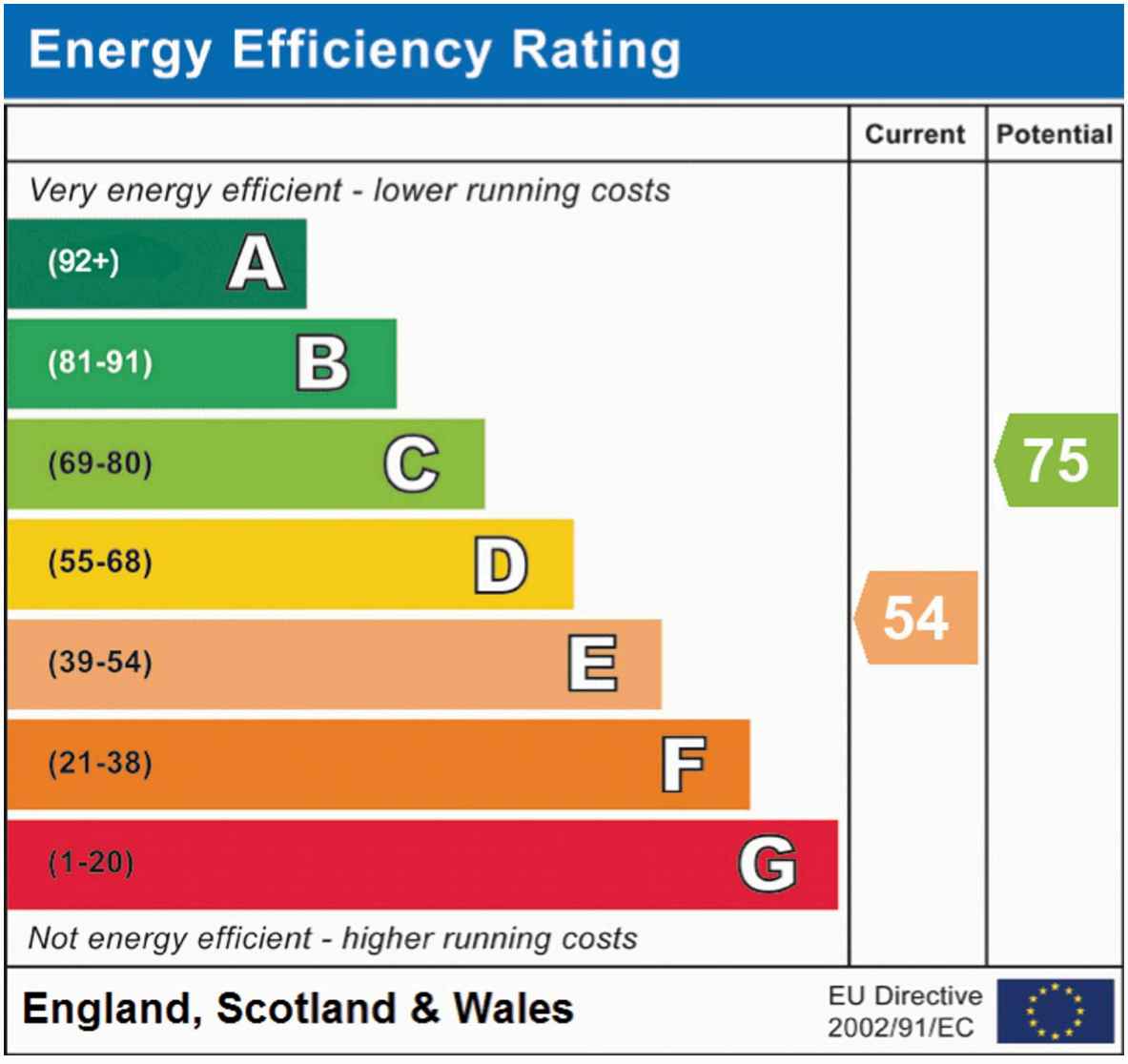

Churchills - Bushey

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churchillsbushey.co.uk

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confimed by your solicitor prior to exchange of contracts.