Connells

The Whitehouse Sparrows Herne Bushey

The Whitehouse Sparrows Herne
Bushey WD23 1AQ

for sale guide price
£425,000

Property Description

Set within the highly regarded The Whitehouse development in Bushey Heath, built in 2015, this exceptional ground floor apartment offers a rare combination of style, space and convenience. Beautifully maintained and presented in truly immaculate condition, the property is ready to move straight into and is offered to the market with no onward chain. Notably, this is the only apartment of its kind within the development, making it an outstanding opportunity for downsizers, first-time buyers, or investors alike.

The apartment features a bright and well-proportioned living space, seamlessly complemented by a sleek, modern kitchen fitted with integrated appliances. The generous double bedroom provides ample space for storage and comfort, while the standout four-piece bathroom suite adds a touch of luxury, complete with both a bath and separate shower cubicle. Underfloor heating runs throughout the home, enhancing the overall comfort, alongside a secure entryphone system for added peace of mind.

One of the key highlights is the private north-west facing terrace, offering an ideal space to relax or entertain. Residents also benefit from gated underground allocated parking, a private storage area, and visitor parking bays. Perfectly located, the property is within walking distance of Bushey Heath's shops, cafes, and Bushey Synagogue, with a bus stop directly outside providing excellent links to Watford, Stanmore, Brent Cross and beyond.

Entrance Hall

Entrance hall with door to side aspect, featuring a storage cupboard and secure entryphone system.

Kitchen

Window to the side aspect, fitted with a range of wall and base units complemented by work surfaces and under-counter LED lighting. Features include a dual sink with drainer and an induction hob with extractor fan above. The kitchen is further enhanced by a selection of integrated appliances, including a washer/dryer, combination microwave oven, oven, fridge/freezer and dishwasher.

Lounge

Patio doors to rear aspect with direct access to private terrace, television point.

Bathroom

Stylishly finished and fully tiled, featuring a contemporary shower cubicle with rainfall and handheld shower, a sleek bath with mixer taps, floating vanity unit, low-level WC, heated towel rail and extractor fan.

Private Terrace

Generous private terrace with attractive paving and external lighting, surrounded by established hedge borders offering a secluded outdoor space.

Parking

Secure gated undercroft allocated parking, complemented by visitor bays for guests.

Chain Free

Tenure Information

Leasehold Information:

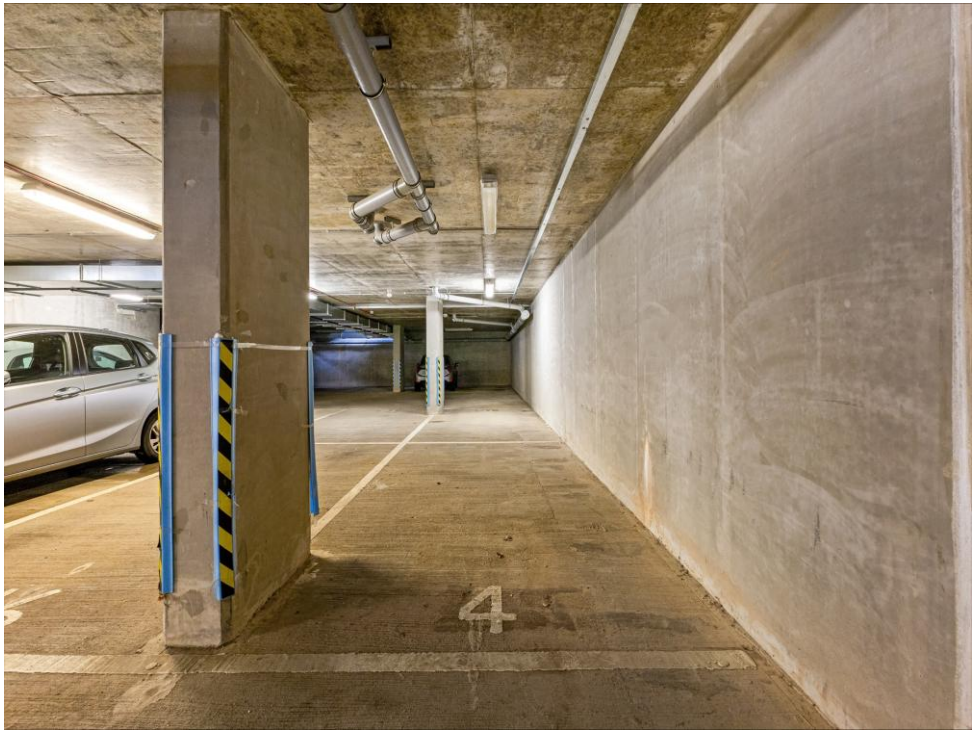
Approx Lease Length: 114 years remaining.

Approx Service Charge: £2293.46 per annum.

Approx Ground Rent: £400 per annum.

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.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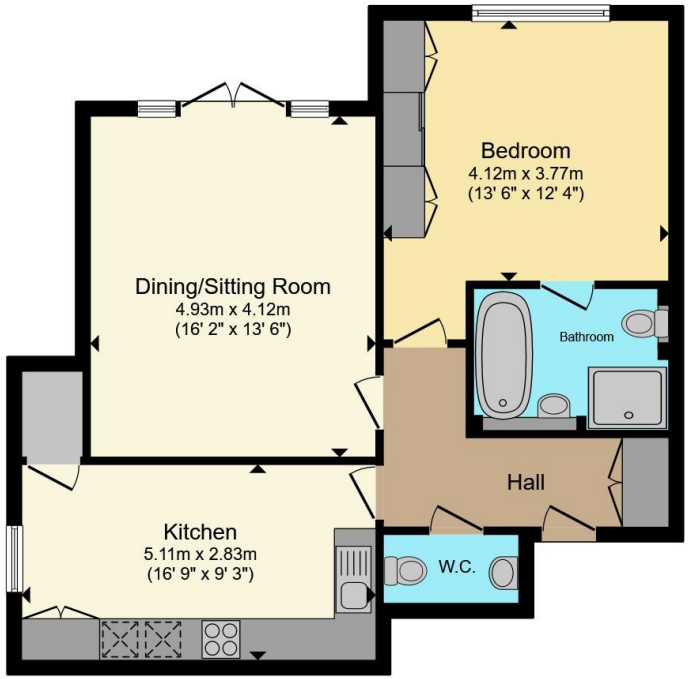
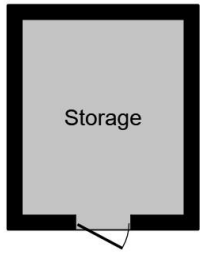


Ground Floor



Outbuilding

Total floor area 76.2 m² (820 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

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To view this property please contact Connells on

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86 High Street
BUSHEY WD23 3HD

EPC Rating: C

Council Tax Band: D

Service Charge: 2293.46

Ground Rent: 400.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308356

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2015. 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.

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