



12 The Laurels, Magpie Hall Road, Bushey Heath, WD23 1NN
£620,000





This spacious 2 bedroom 2 bathroom ground floor apartment offers an easy, comfortable lifestyle in a sought after gated development in the heart of Bushey Heath. Built in 1998, the home combines practicality with modern living, featuring a secure entry phone system and a generous entrance hall with plenty of storage. The bright, spacious living room opens onto a private decked outdoor area, perfect for relaxing or entertaining, while the well designed kitchen/breakfast room provides a welcoming space for everyday living. Both bedrooms include fitted wardrobes, with the main bedroom benefiting from its own en-suite shower room, complemented by a separate modern bathroom. Additional highlights such as gas central heating, double glazing, and allocated underground parking add to the convenience, while beautifully maintained communal gardens and visitor parking enhance the sense of community. With a long lease and no upper chain, this property is ideal for those seeking a smooth move into a secure, well-connected setting.





- Spacious 2 Bed 2 Bath Ground Floor Flat
- Well Presented Throughout
- Gated Development
- Secure Entry Phone System
- Allocated Underground Parking
- Own Private Outside Space
- Well Maintained Communal Gardens
- Long Lease
- No Upper Chain

The vendor informs us there is a 161 years remaining on the lease. Lease started from 09/07/1999.

Service Charge: £2500 pa

Ground Rent: NIL

Sinking Fund Contribution: £700 pa

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C



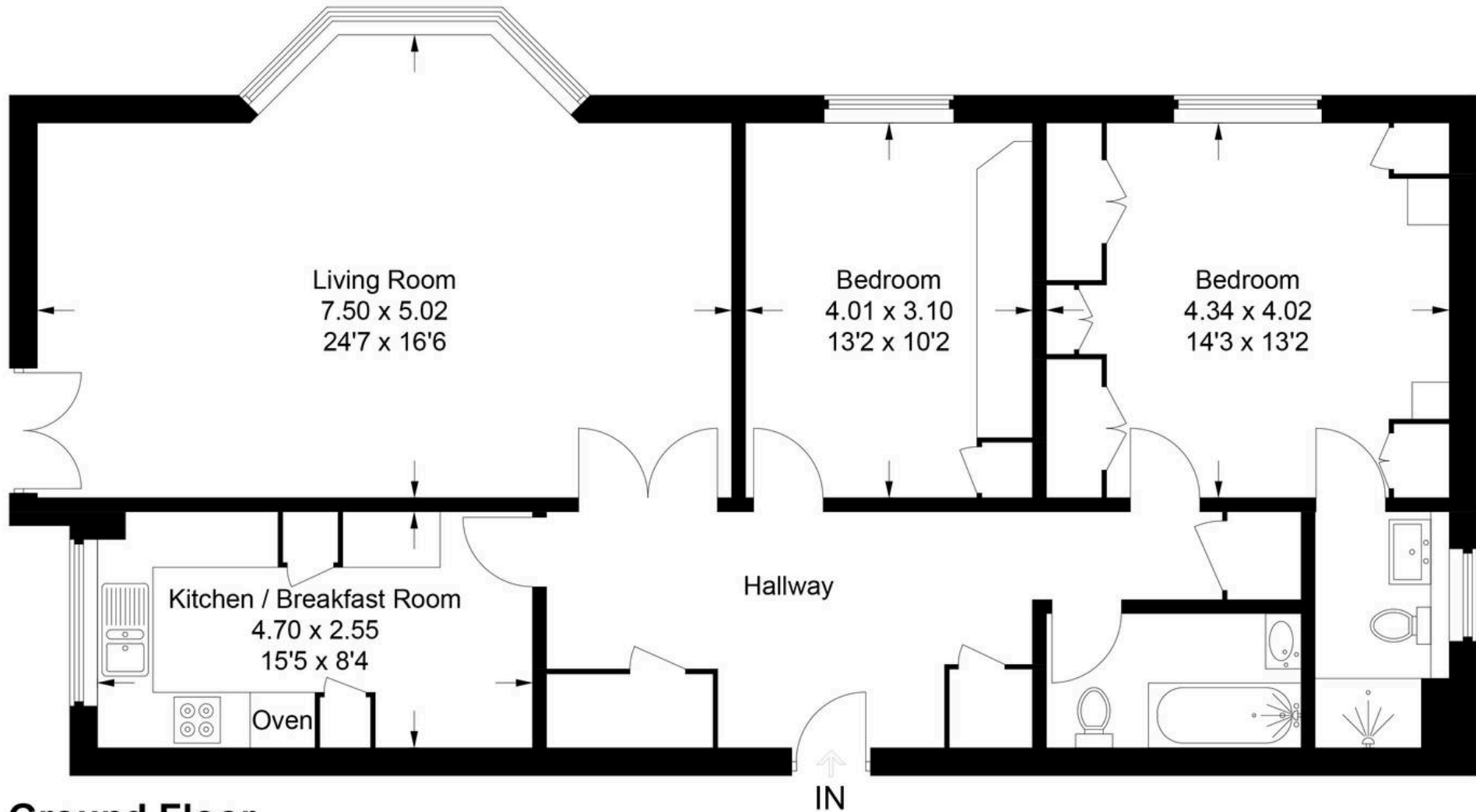






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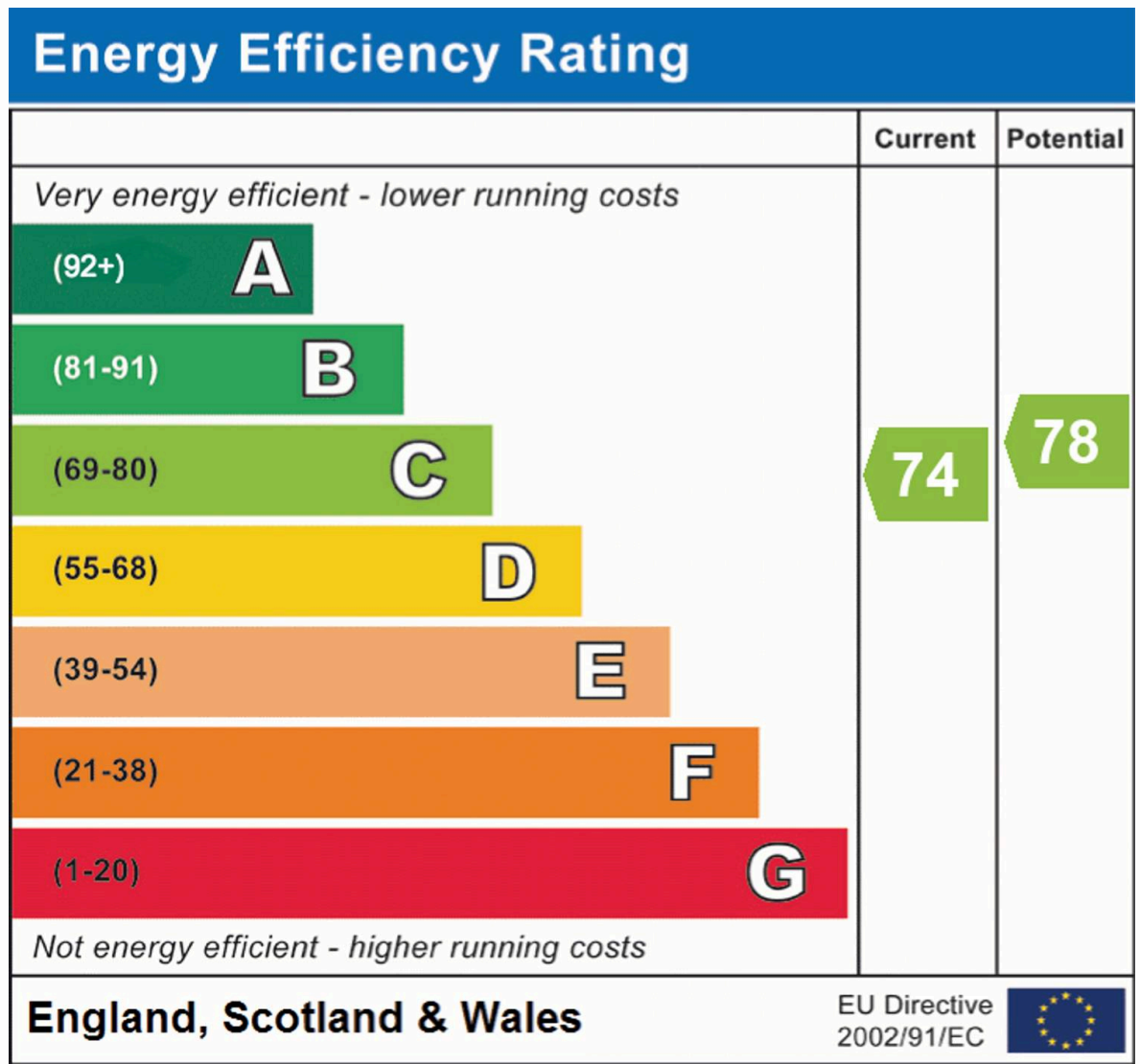
Approximate Gross Internal Area = 104.0 sq m / 1,119 sq ft



Ground Floor

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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