



36 Coldharbour Lane, Bushey – WD23 4NY  
£325,000





A purpose built 2 bedroom first floor flat benefiting from a communal entrance with entry phone system. The accommodation comprises an entrance hall, spacious living room, fitted kitchen, two double bedrooms, bathroom and separate WC. Further features include double glazed replacement windows, gas central heating and newly fitted carpets throughout. Externally, the property enjoys well maintained communal gardens together with a garage in a nearby block. The owner is currently in the process of extending the lease to 999 years, offering added long term security and appeal. Conveniently situated close to local shops, the King George V Recreation Ground and well regarded schools, this property would make an ideal first-time purchase or investment opportunity and is offered for sale with no upper chain.



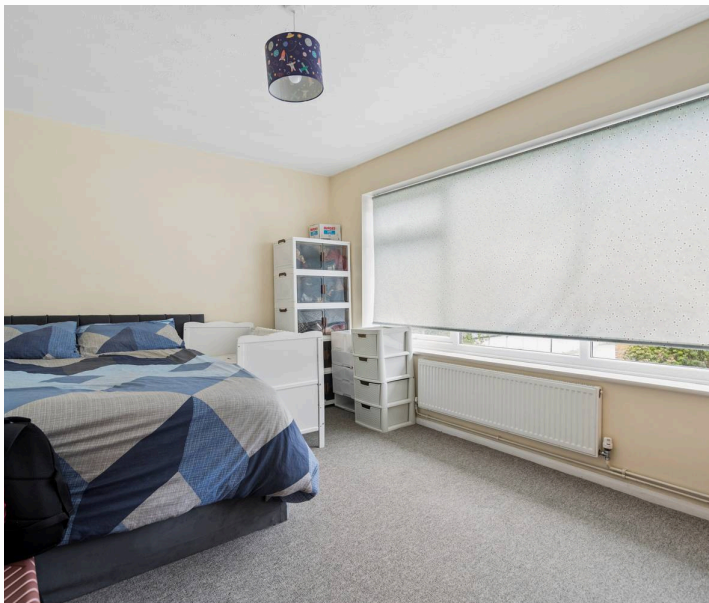


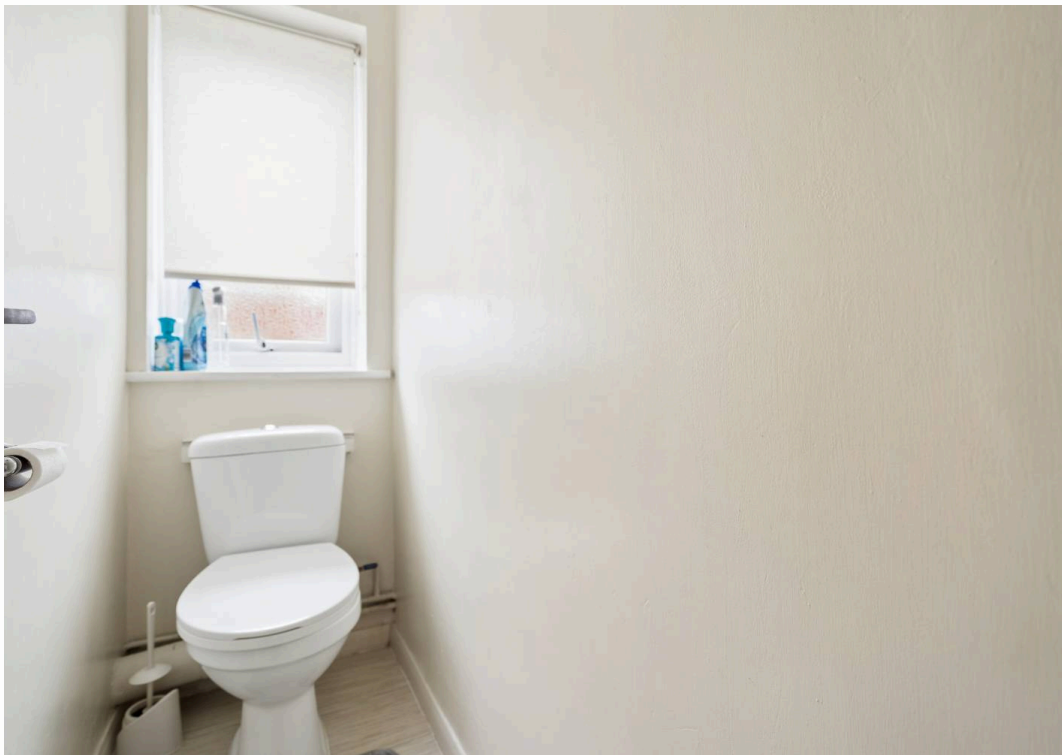
- 2 Bedroom First Floor Flat
- Entry Phone System
- Newly Fitted Carpets
- Bathroom With Separate WC
- Communal Gardens
- Garage In Block
- Lease In Process Of Being Extended to 999 Years
- No Upper Chain

Council Tax band: D

Tenure: Leasehold

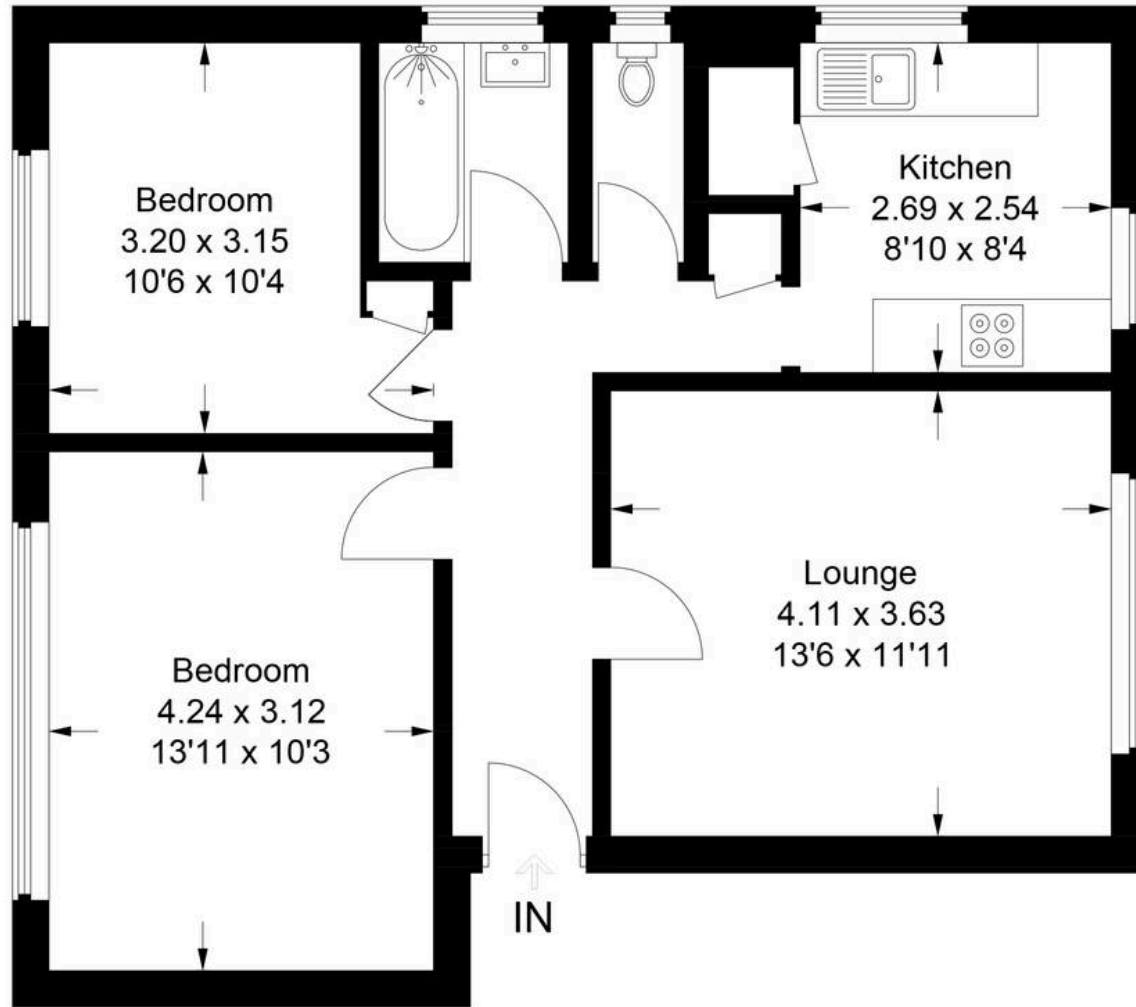
EPC Energy Efficiency Rating: C





# Coldharbour Lane

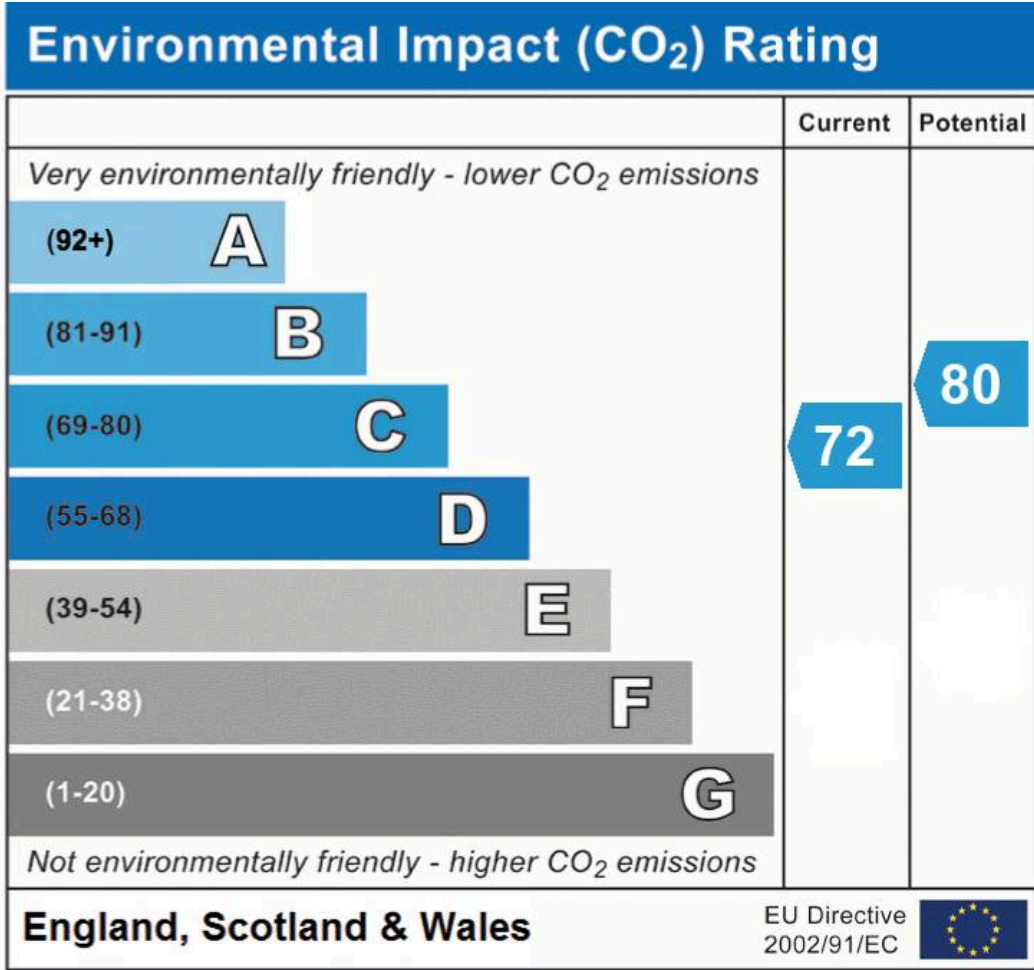
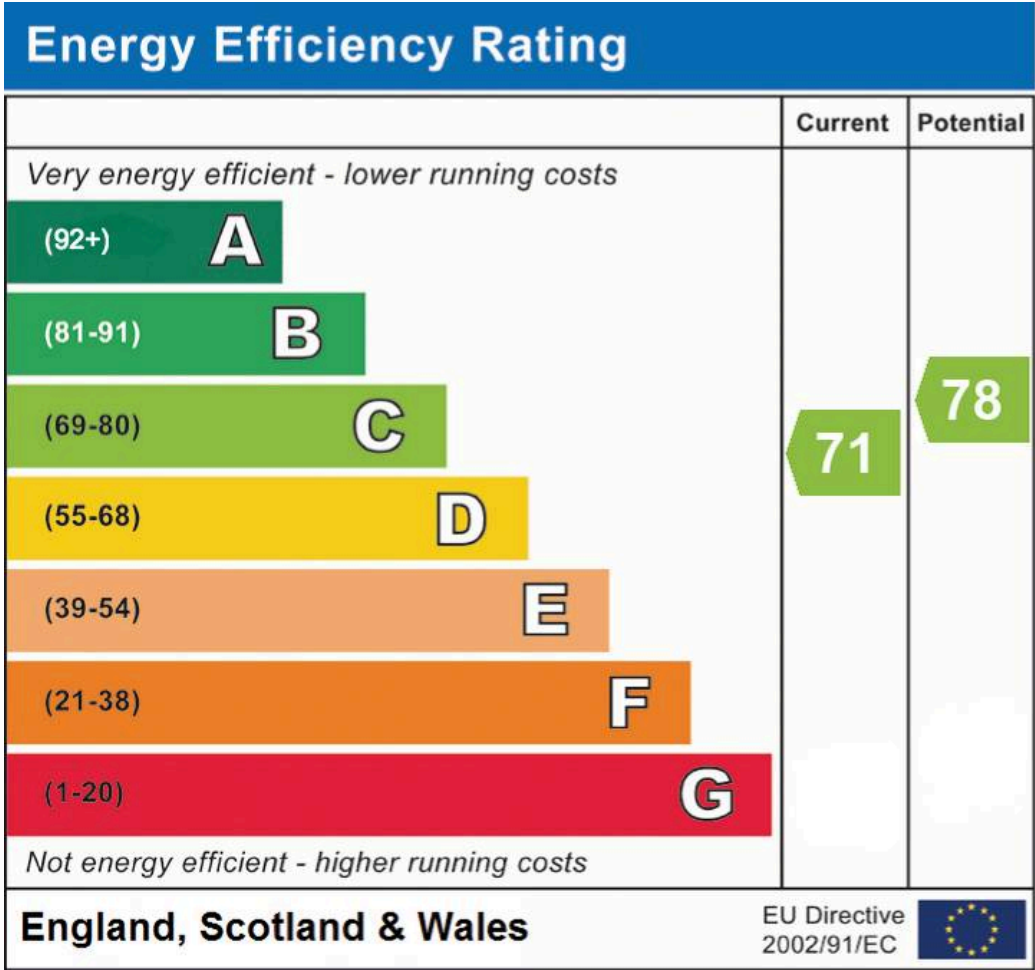
Approximate Gross Internal Area = 60.1 sq m / 647 sq ft



## First 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

Churchills Estate Agents, 72 High Street – WD23 3HE

020 8950 0033

[churchillsbushey.co.uk](http://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 confirmed by your solicitor prior to exchange of contracts.