

Connells

Walton Road
Bushey

Walton Road
Bushey WD23 2FE

for sale offers in excess of
£300,000







Property Description

A spacious two double-bedroom upper-floor apartment offered with a long lease, two bathrooms, allocated parking, and a bright, modern open-plan living area. Set within a highly sought-after development, the property enjoys well-maintained communal gardens and superb access to Watford Town Centre, Bushey and Watford Train Stations, and major motorway links including the A41, M25, and M1 — making it an ideal choice for both commuters and local buyers.

Inside, the apartment features a generous open-plan lounge, complete with doors opening to a Juliet balcony, creating a light and inviting space for relaxing or entertaining. The modern fitted kitchen offers ample storage and workspace, complementing the open-plan layout. There are two double bedrooms, with the master bedroom boasting its own en-suite shower room, while the second bedroom is served by a stylish fitted bathroom.

Externally, residents benefit from allocated parking, additional visitor parking, and access to beautifully kept communal gardens, enhancing the appeal of the development.

With its excellent condition and prime location close to transport links and amenities, this property represents an attractive opportunity for first-time buyers and investment purchasers alike.

Communal Entrance

Entrance Hall

Lounge

Kitchen

Bedroom One

En-Suite To Bedroom One

Bedroom Two

Bathroom

Communal Gardens

Parking

Allocated parking space

Agents Notes

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.

Agents Note

There are restrictions on the lease that may prevent some actions. Your conveyancer will be able to explore these for you. If there is anything that is of particular importance to you, please raise this with the branch and they will endeavour to obtain an answer for you.







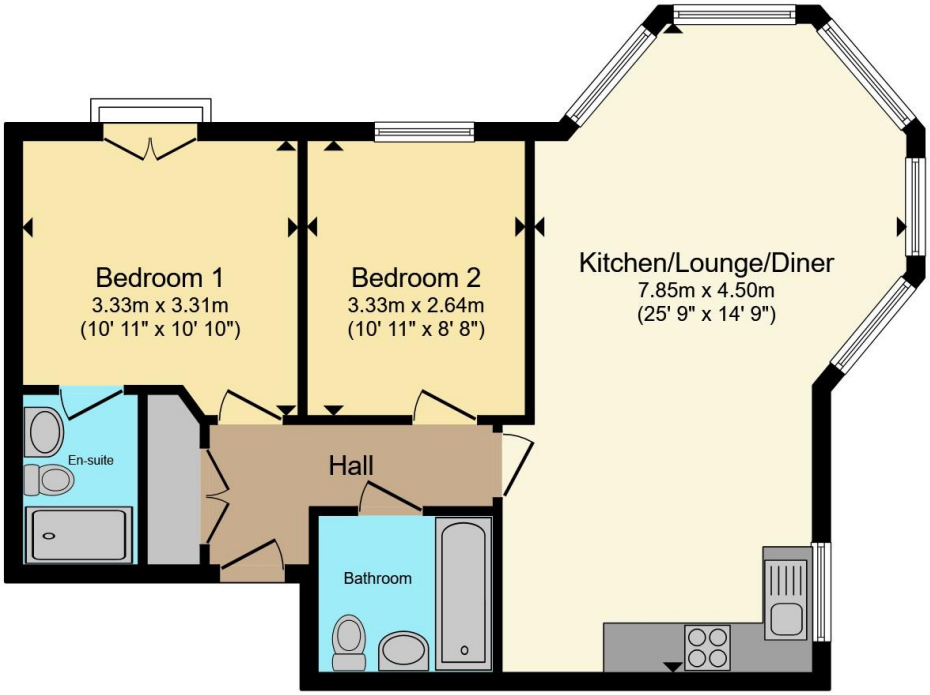





LISTERINE


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Second Floor

Total floor area 63.4 m² (683 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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86 High Street
BUSHEY WD23 3HD

EPC Rating: B

Council Tax Band: D

Service Charge: 1867.92

Ground Rent: 504.23

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308696

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. 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.