



25 Pentland Road, Bushey, WD23 4QP

Offers Over £315,000 Share of Freehold

2

1



Churchills Bushey

Offers Over £315,000

25 Pentland Road, Bushey, Hertfordshire, WD23 4QP



- Spacious 2 Double Bedroom Ground Floor Maisonette
- 16ft Living Room
- 2 Double Bedrooms, One with Wardrobe Cupboards
- Gas Central Heating/ Double Glazing
- Air Conditioning Units in Reception Room & Main Bedroom
- Convenient Residential Location
- Energy Rating: D
- No Upper Chain

This spacious 2 bedroom ground floor maisonette offers comfortable and well designed living in a convenient residential area. Accessed via private front door, the home features a bright and generous size reception room with air conditioning unit, a separate kitchen, two double bedrooms one with wardrobe cupboards & air conditioning unit, bathroom, gas central heating, and double glazing. To the rear, access to communal gardens provides outdoor space to relax or entertain. Ideally located close to local shops and schools, this property combines convenience with a welcoming, homely atmosphere.

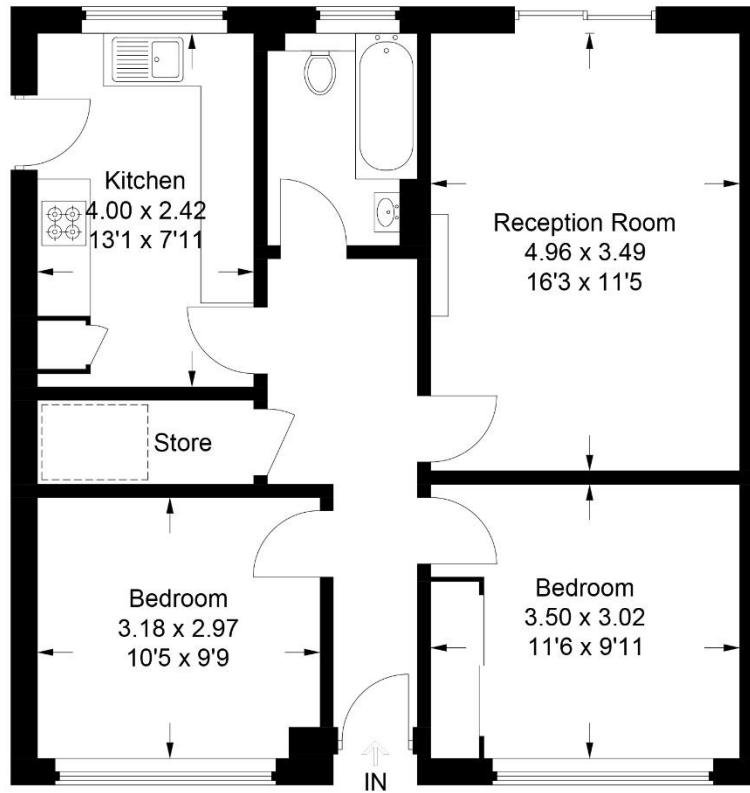


#### LEASE DETAILS

The vendor has informed us that there is a 125 year lease from 24/06/1991 with 91 years remaining. The vendor informs us that the residents own a share of the freehold. Service Charge: £760 per annum. Hertsmere Council Tax Band C

## Pentland Road

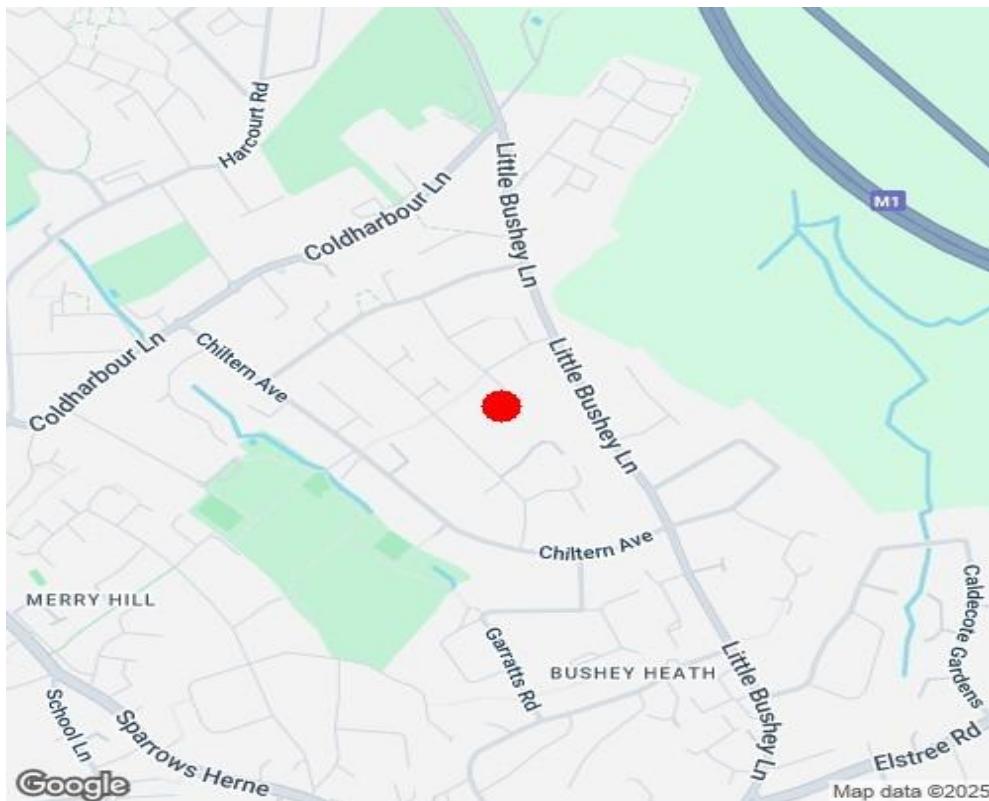
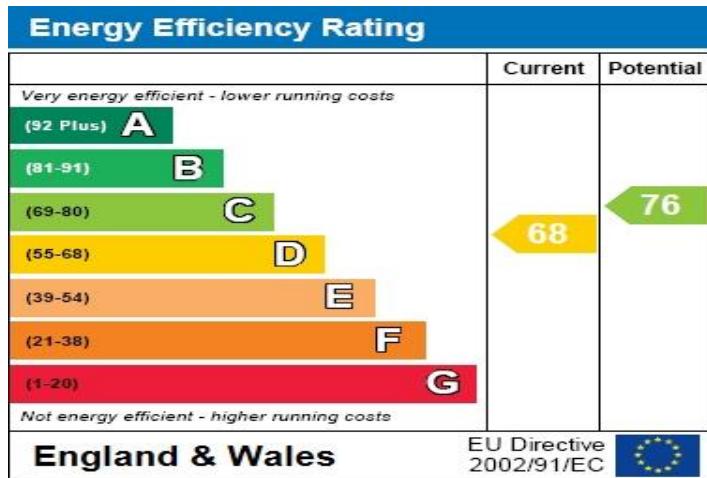
Approximate Gross Internal Area  
65.2 sq m / 702 sq ft



## 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.

© CJ Property Marketing Ltd Produced for Churchills



Part of the **F** fairfield family



Churchills Bushey  
72 High Street, Bushey, Hertfordshire, WD23 3HE  
T: 020 8950 0033  
[property@churchillsbushey.co.uk](mailto:property@churchillsbushey.co.uk)  
<https://www.churchillsbushey.co.uk>

**Important Notice:**

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, and 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.