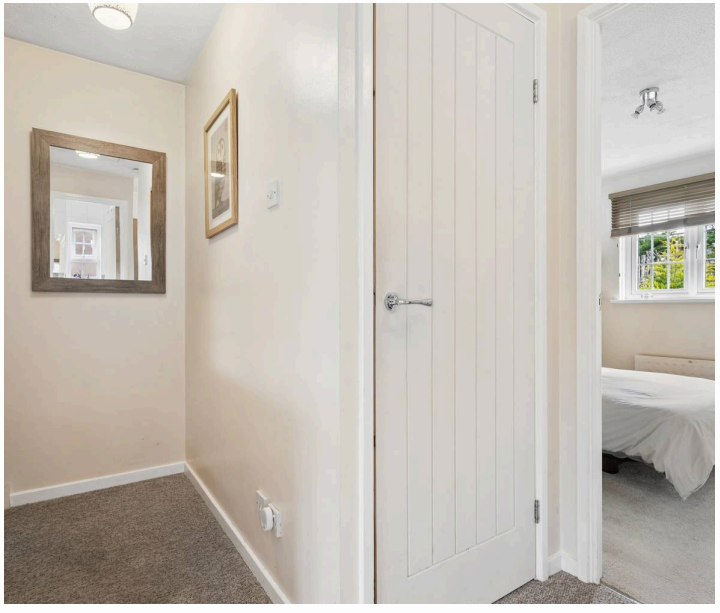



# 15 Mortimer Close, Bushey - WD23 4UH

£250,000

ChurchillsBushey



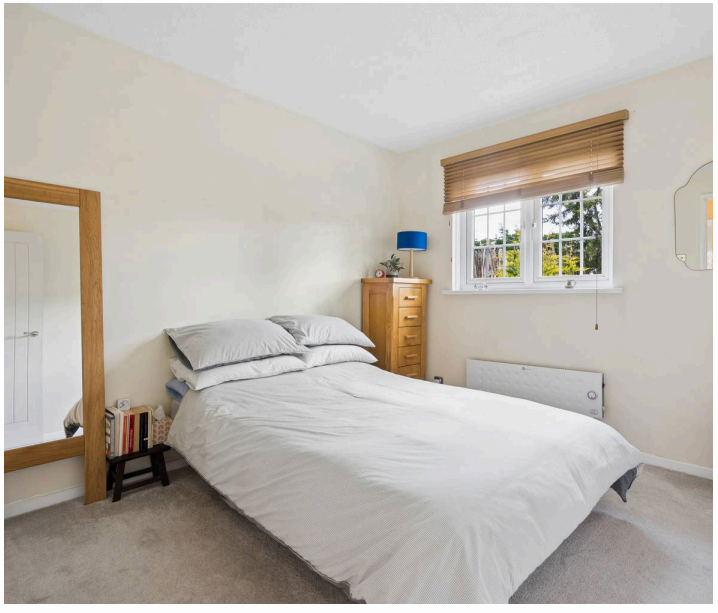




Charming one bedroom first floor maisonette in a quiet cul-de-sac. This well designed one bedroom first floor maisonette featuring stairs leading up to landing, a bright and airy living room, a well-equipped kitchen, a spacious bedroom with fitted cupboard, and a modern bathroom. Generous storage space throughout, including a part-boarded loft space. A short walk from local shops, cafes, restaurants, and bus routes, including excellent transport links to Bushey Rail Station (including TFL Overground services) which is 1.4 miles away. A 3 minute walk from green flag King George Recreation Park which has a cafe, playground and tennis courts. With a long lease and low running costs, this home is both practical and inviting.







- Spacious One Bedroom First Floor Maisonette
- Spacious Lounge
- Fitted Kitchen
- Generous Part Boarded Loft Space
- Allocated Parking Bay
- Cul De Sac Location
- Long Lease - No Service/Management Charges Or Ground Rent
- 3 Minute Walk To King George Recreation Park

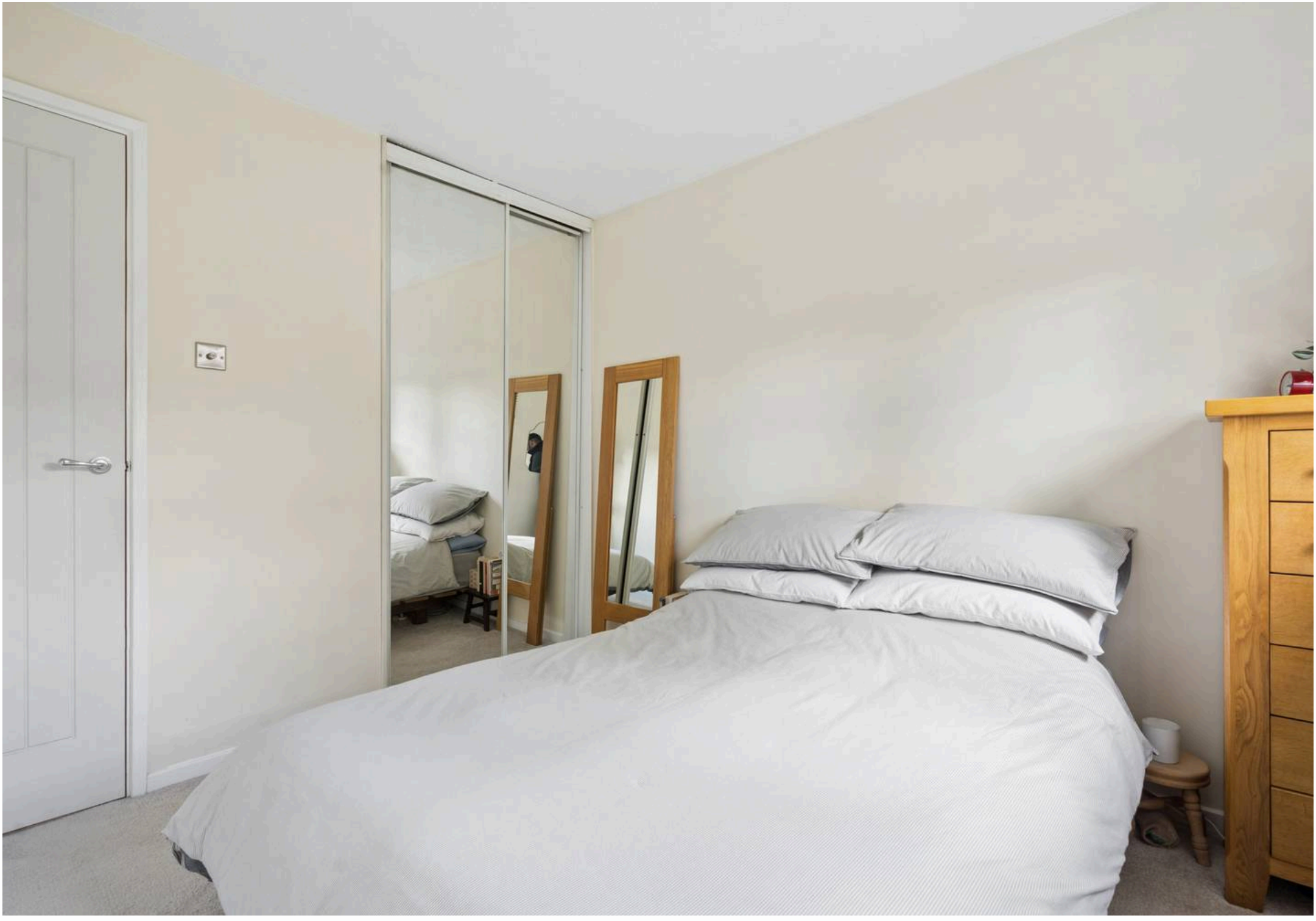
Council Tax band: C

Tenure: Leasehold

LEASE DETAILS: The property has a 999 year peppercorn lease commencing in 1980, with approximately 952 years remaining. There is no ground rent payable and no management or service charges applicable to the property.

EPC Energy Efficiency Rating: E

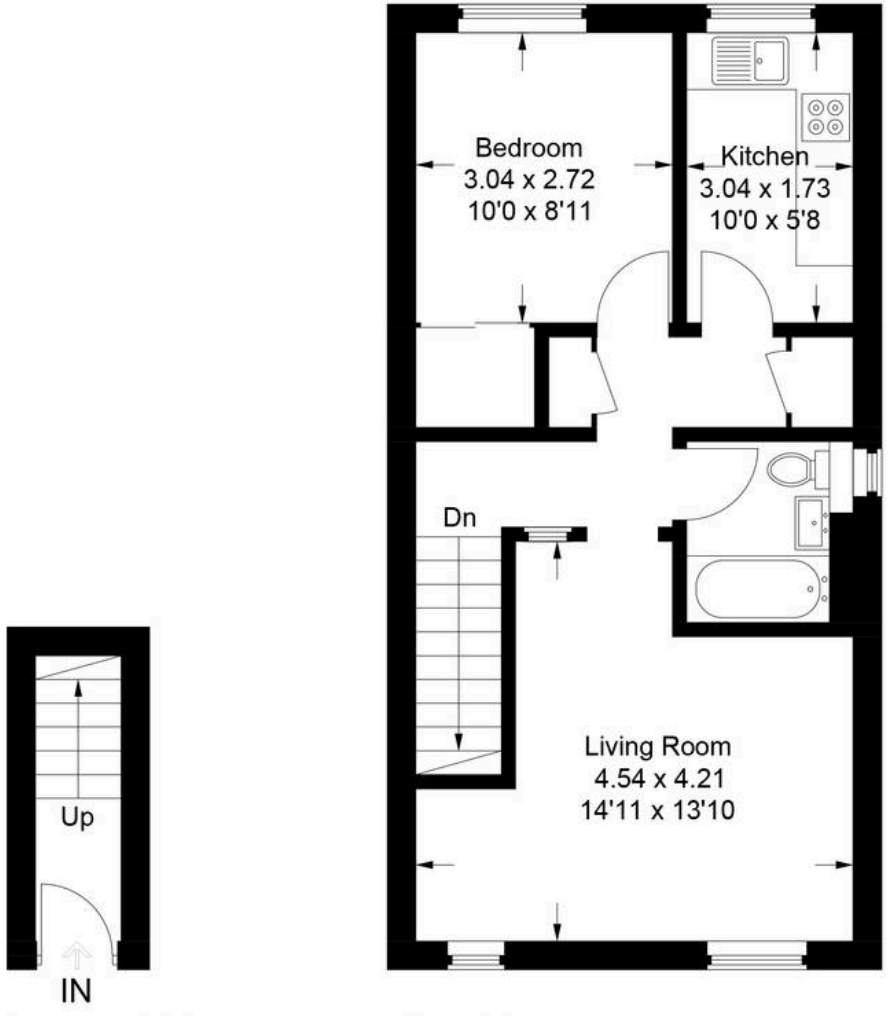






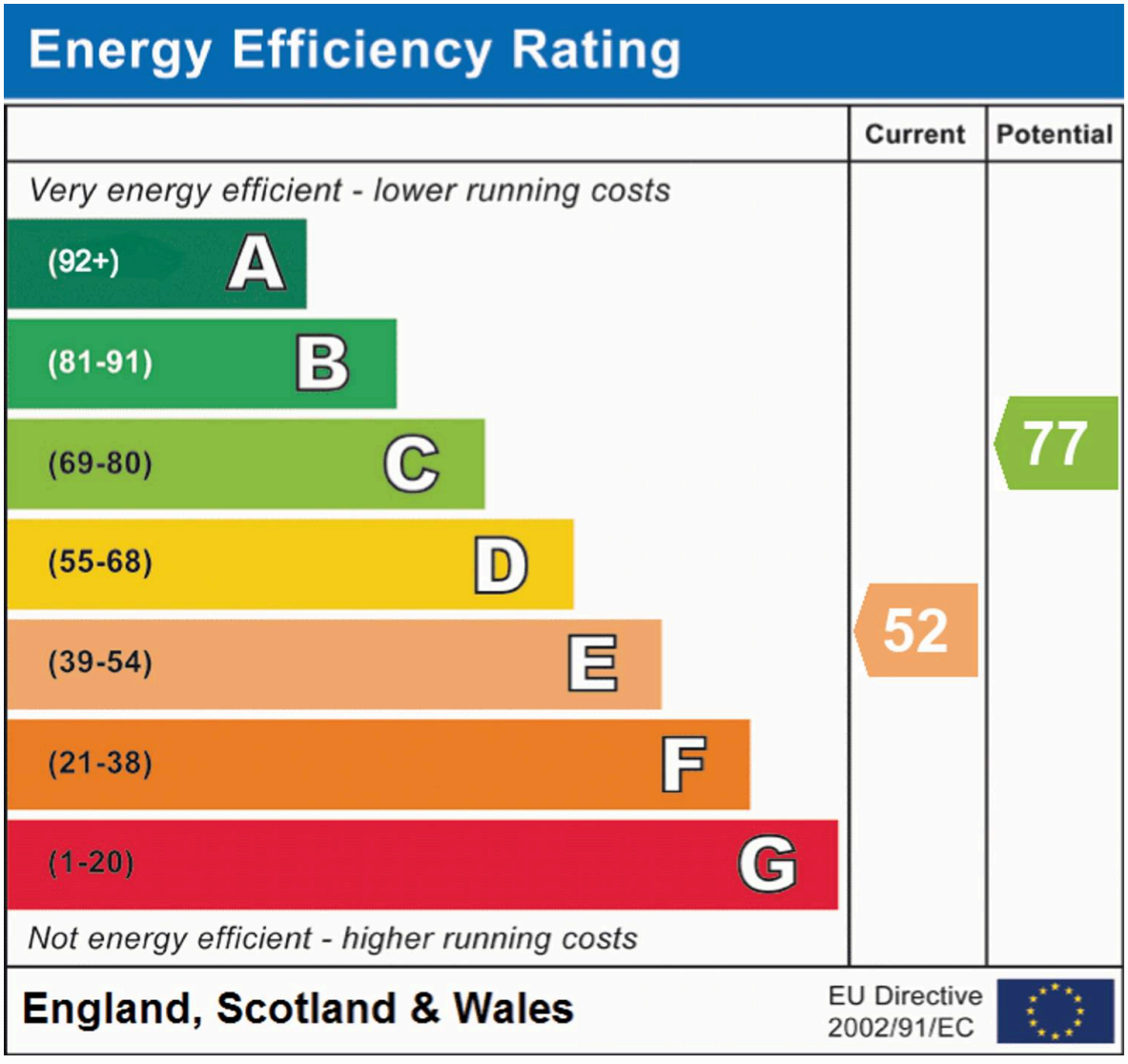
# Mortimer Close

Approximate Gross Internal Area
Ground Floor = 2.8 sq m / 30 sq ft
First Floor = 43.9 sq m / 472 sq ft
Total = 46.7 sq m / 502 sq ft




**Ground Floor** **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



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 confimed by your solicitor prior to exchange of contracts.