





## Property Description

Connells are delighted to present this beautifully presented first-floor apartment, ideally located in Bushey. The accommodation comprises two well-proportioned bedrooms, a spacious living room with access to a private balcony, a contemporary fitted kitchen complete with integrated appliances, and a modern bathroom. Further benefits include a long lease, communal parking, and a garage in block.

The apartment is also conveniently located with access to several transport links including Bushey Station, Watford Junction and Watford High Street Station that provide direct links into London, as well as the A41, M1 and M25 motorways. There are excellent schools within close proximity including Watford Grammar Schools for Boys and Girls, and Bushey Grove Leisure Centre is within walking distance. Watford town centre is also just a short distance away providing numerous shops, amenities, eateries and entertainment and recreational facilities.

For more information or to book a viewing, please contact Connells today.

### Entrance Hall

Door to front aspect, radiator.

### Lounge

Window to rear aspect, door to balcony, radiator, television point.

### Kitchen

Window to side aspect, fitted kitchen with wall and base units, one bowl sink, electric hob, electric oven, microwave, gas boiler.

### Bedroom 1

Window to front aspect, fitted wardrobe, radiator.

### Bedroom 2

Window to front aspect, fitted wardrobe, radiator.

### Bathroom

Window to side aspect, vanity unit with wash hand basin, shower cubicle, WC, radiator.

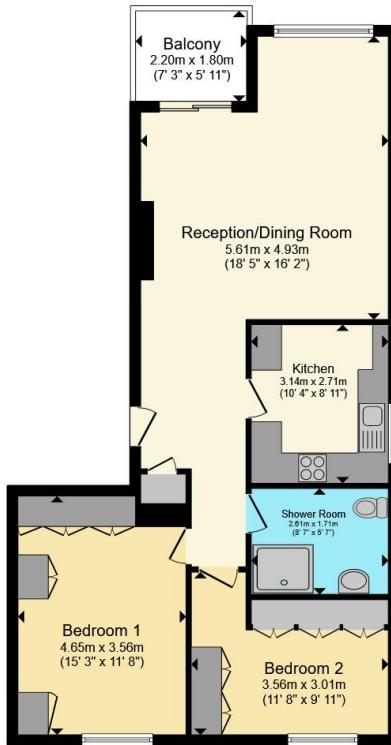
### Outside

Garage in block.









Total floor area 75.7 m<sup>2</sup> (815 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](http://www.propertybox.io)

Connells

To view this property please contact Connells on

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86 High Street  
 BUSHEY WD23 3HD

EPC Rating: C  
 Council Tax  
 Band: D

Service Charge:  
 1800.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308234](http://connells.co.uk/Property/BUS308234)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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