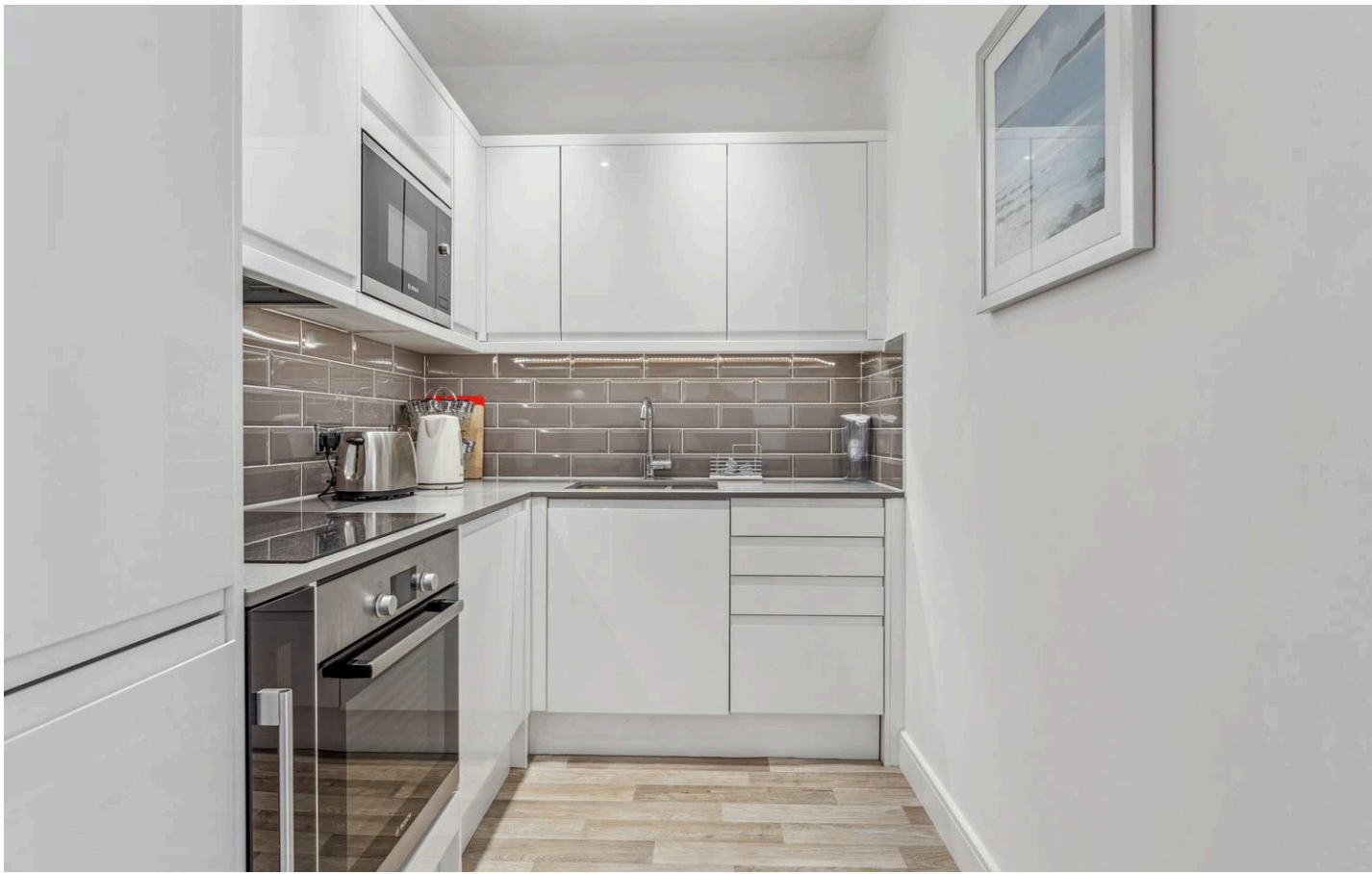




Flat 38, 77 Aldenham Road, Bushey – WD23 2FU

Offers Over **£210,000**

 **Churchills**Bushey



This modern 1 bedroom first floor apartment offers stylish and convenient living in a well maintained development. Accessed via a communal entrance with a lift to all floors, the property features a secure video entry phone system. Inside, the open plan kitchen, dining, and living area create a bright and spacious atmosphere, ideal for modern lifestyles. The generously sized double bedroom includes fitted wardrobes, while the modern bathroom adds to the apartment's appeal. Additional benefits include efficient electric heating, double glazing, and allocated parking for two cars. Situated within walking distance of Bushey Main Line Station, the property offers excellent transport links, with direct journeys to London Euston in just 20 minutes. With a long lease and no upper chain, this apartment is a fantastic opportunity for investors or first time buyers seeking a well connected and contemporary home.





- A Modern 1st Floor Apartment
- One Bedroom
- Open Plan Living Accommodation
- Video Entry Phone System & Lift to all floors
- Allocated Parking For 2 Cars
- Ideal Purchase For Investors/ First Time Buyers
- 0.3 Miles to Bushey Station

Lease Details:

The vendor informs us that there is a 250 year lease dated from 01/01/2018 with 242 years remaining.

Service Charge is £2649 per annum

Ground Rent is £400 per annum

Council Tax band: B

Tenure: Leasehold

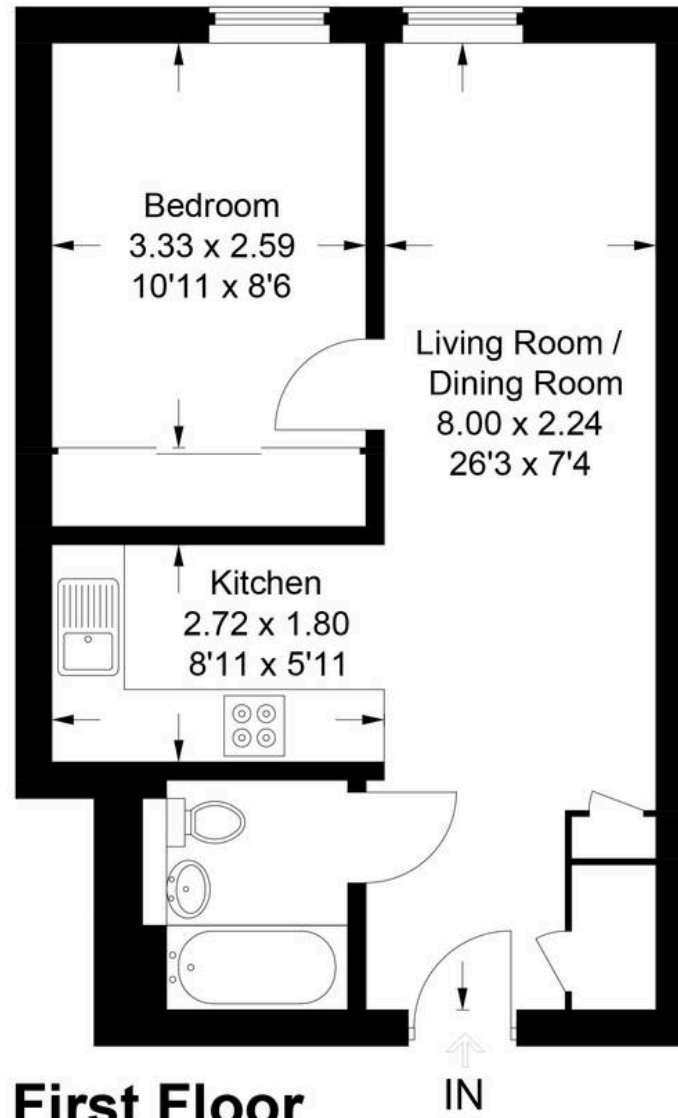
EPC Energy Efficiency Rating: D







Approximate Gross Internal Area = 38.8 sq m / 418 sq ft

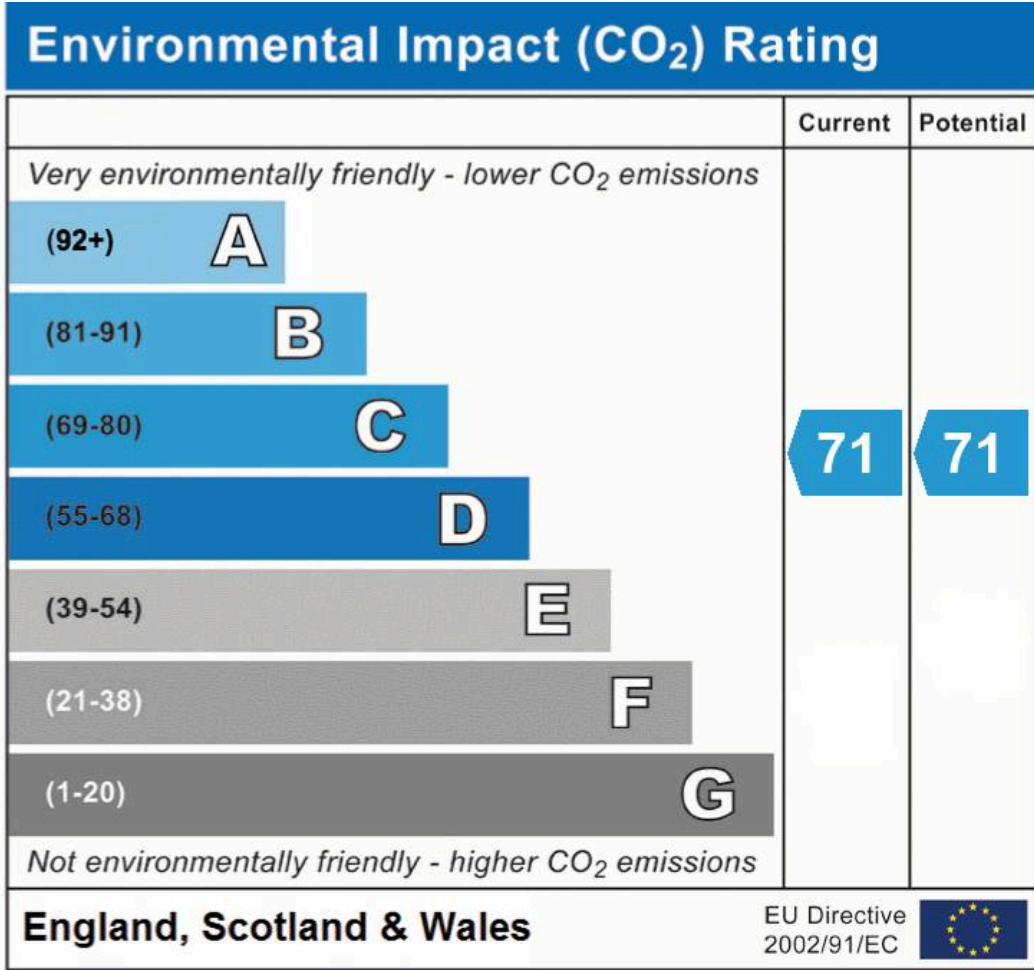
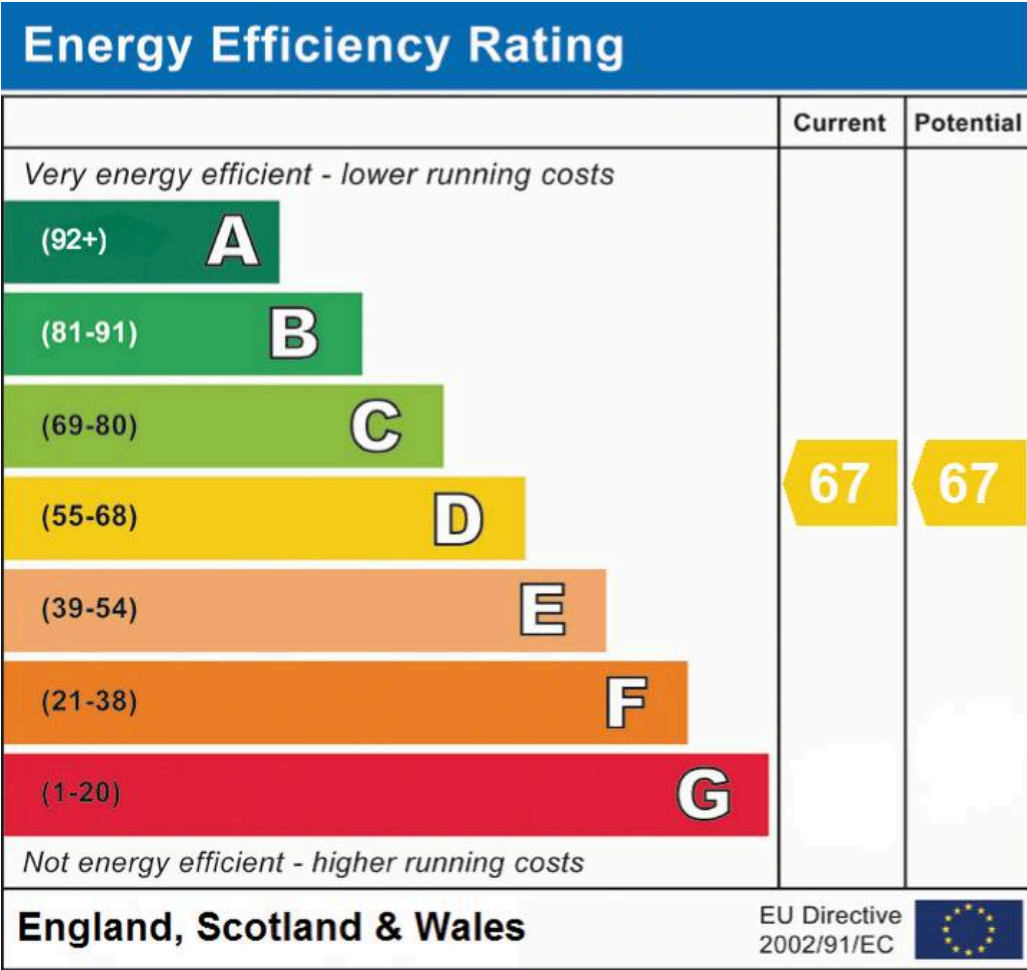


First Floor

IN

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 confirmed by your solicitor prior to exchange of contracts.