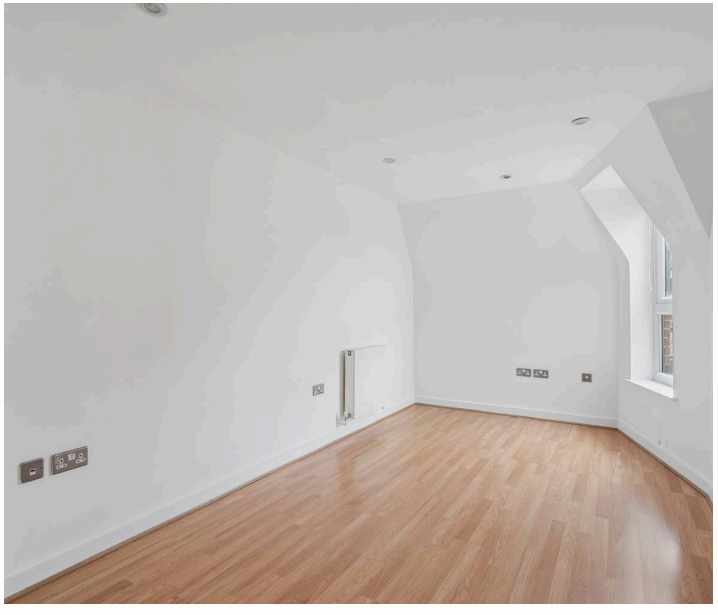
7 Brunel Court, 22 Aldenham Road - WD19 4FR

£250,000

Churchills Oxhey

Perfectly positioned for modern, convenient living, this stylish top floor 1 bedroom apartment combines comfort, security and excellent transport links. The property features welcoming entrance hall with useful storage, a bright 18ft open-plan fitted kitchen and living space, a generous double bedroom and a modern bathroom. With lift access to all floors, an entry phone system, gas central heating, double glazing and secure underground parking, everyday living is both easy and hassle-free. The long lease and no upper chain add further appeal, while the location puts local shops and amenities close at hand. Best of all, Bushey Mainline Station is just moments away, offering fast services to London Euston in around 20 minutes, ideal for commuters seeking a well connected home with everything on the doorstep.

The vendor has informed us that they have agreed to pay for the buyers first two years' worth of service charges.



- One Bedroom Top Floor Apartment
- Entry Phone System
- Open Plan Fitted Kitchen/ Lounge
- Modern Kitchen & Bathroom
- Lift To All Floors
- Secure Underground Parking
- Long Lease
- No Upper Chain

Council Tax band: C

Tenure: Leasehold

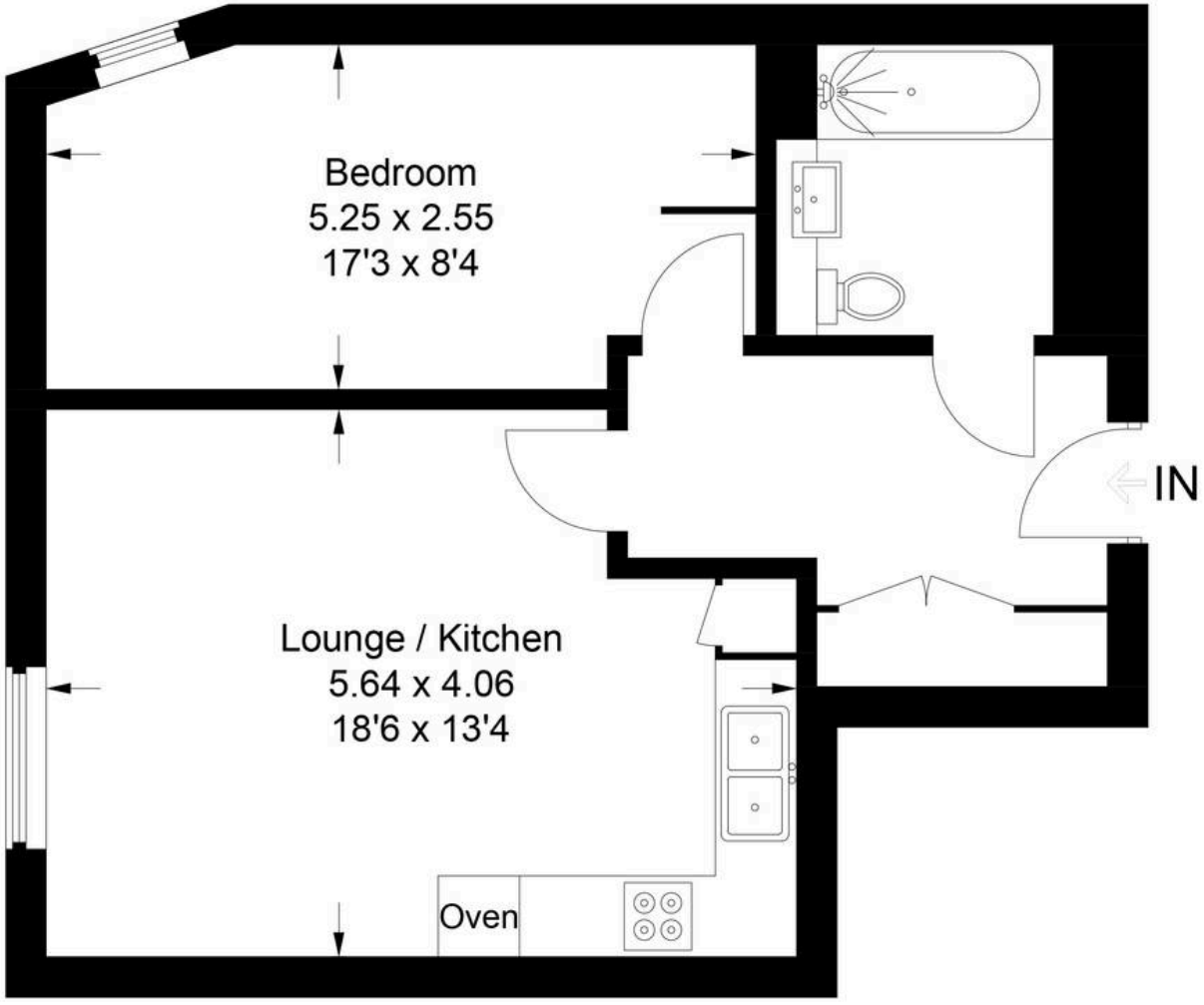
The vendor informs us that there is 199 year lease dated from 24/06/2012 with 185 years remaining.

Service Charge: £2100 pa

EPC Energy Efficiency Rating: C

Aldenham Road

Approximate Gross Internal Area = 47.3 sq m / 509 sq ft



Second 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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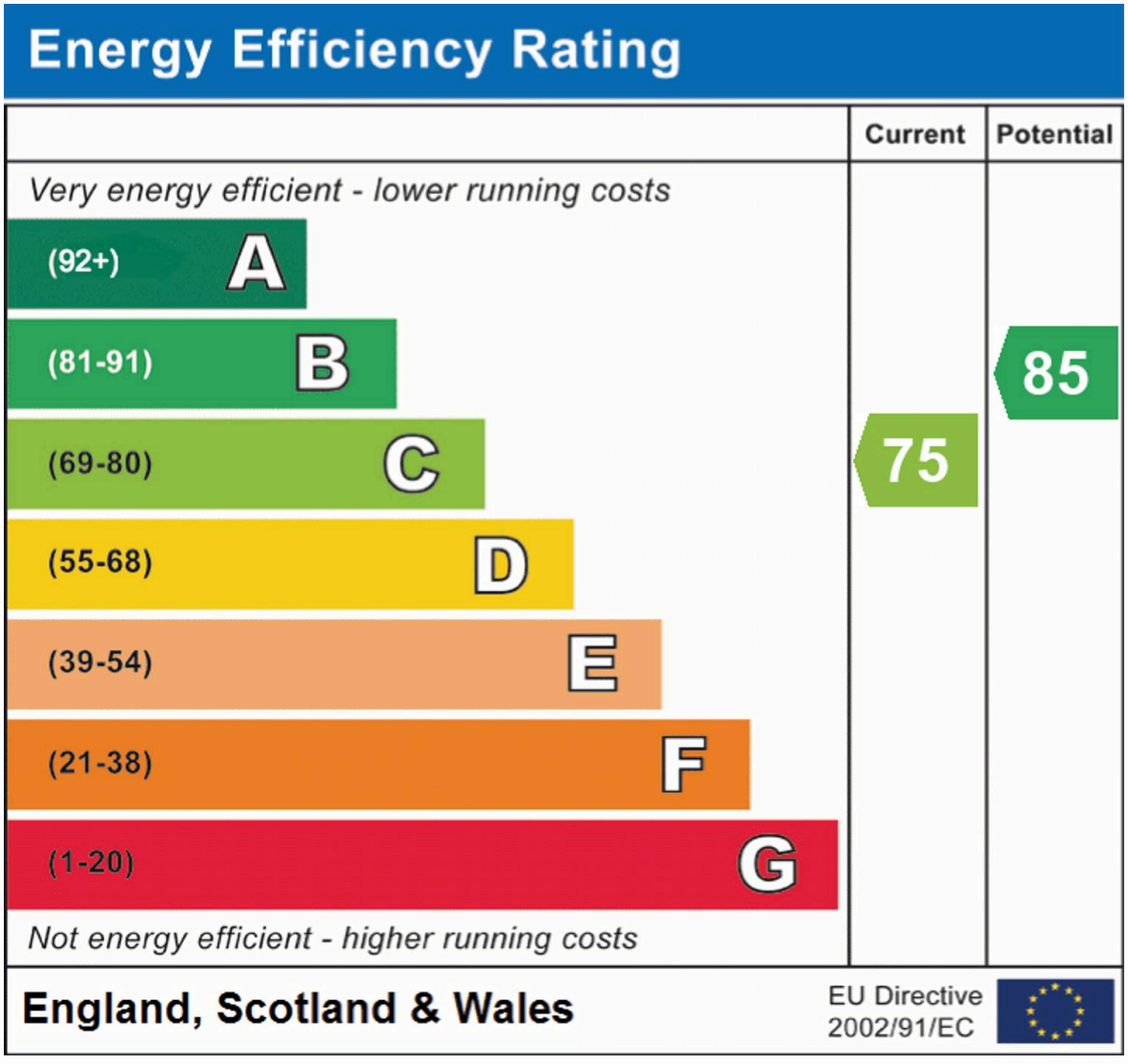

Churchills - Oxhey

Churchills Estate Agents, 99 Villiers Road - WD19 4AL

01923 242255

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.