



**Connells**

Millbrook Road  
Bushey



## Property Description

Connells are delighted to bring this spacious two bedroom, ground floor flat to the market that is situated on a quiet residential road Bushey. In good decorative order throughout this property comprises of two double bedrooms, a spacious lounge as well as a modern fitted kitchen and bathroom. Benefits include fitted wardrobes in the master bedroom, a private enclosed rear garden, a newly fitted boiler as well as minimal ground rent and service charges making this property idea for downsizers and first time buyers.

Offering so much potential this property is also conveniently located with excellent transport links including Watford Junction and Bushey Station that provide direct services into London as well as the A41, M1 & M25 motorways. There are a variety of local shops and amenities nearby, Watford High Street and Shopping centre are also just a short drive away providing numerous eateries, shops and entertainment facilities.

Viewing is highly recommended.

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

### Entrance Hall

Door to side aspect, flooring, electrical cupboard.

### Lounge

13' 5" x 13' ( 4.09m x 3.96m )

Window to front aspect, radiator, telephone point, television point, gas fire place.

### Kitchen

12' 5" x 9' 9" ( 3.78m x 2.97m )

Fitted kitchen comprised of wall and base units with work surfaces to match, 1 bowl stainless steel sink with drainer, electric oven, gas hob, cooker-hood, plumbing for washing machine, space for fridge/freezer, door to rear garden.

### Bedroom One

13' 3" x 9' 1" ( 4.04m x 2.77m )

Window to rear aspect, built in wardrobe, radiator.

### Bedroom Two

13' 2" x 8' 8" ( 4.01m x 2.64m )

Window to front aspect, television point, radiator.

### Bathroom

Window to rear aspect, double glazed, bath with mixer taps and overhead shower, wash hand basin, WC, radiator, tiling.

### Outside

#### Front Garden

Well maintained communal garden.

#### Rear Garden

Gated enclosed private garden, patio area, split level, shed.









Total floor area 64.2 m<sup>2</sup> (691 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E bushey@connells.co.uk**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: C    Council Tax  
 Band: C

Service Charge: 828.00    Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307804](http://connells.co.uk/Property/BUS307804)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Sep 1981. 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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