



2 Park Mews Park Road, Bushey – WD23 3EU

Offers Over **£280,000**

 **Churchills**Bushey



This modern 1 bedroom ground floor apartment is set within an attractive courtyard development in the heart of charming Bushey Village. Boasting excellent kerb appeal, the property features its own private entrance leading into a spacious open plan kitchen, dining, and living area, enhanced by high end fitted appliances and a contemporary design. A separate utility room adds practicality, while the generously sized double bedroom offers built in wardrobes for ample storage. The stylish bathroom is well appointed, and the living area opens onto a small private front garden, providing a pleasant outdoor space. Additional benefits include electric heating, an allocated parking space for one car, and a long lease. Ideally located, the apartment is just a short walk from Bushey Village's array of local shops, restaurants, places of worship, and convenient bus routes. Internal viewing is highly recommended to fully appreciate all this home has to offer.





- A 1 Bedroom Ground Floor Apartment
- Heart Of Bushey Village
- Open Plan Living/ Dining/ Kitchen
- Modern Kitchen & Bathroom
- Own Courtyard Garden
- Allocated Parking Space

LEASE DETAILS:

The vendor informs us that there is a 125 year lease from Feb 2016 with 116 years remaining.

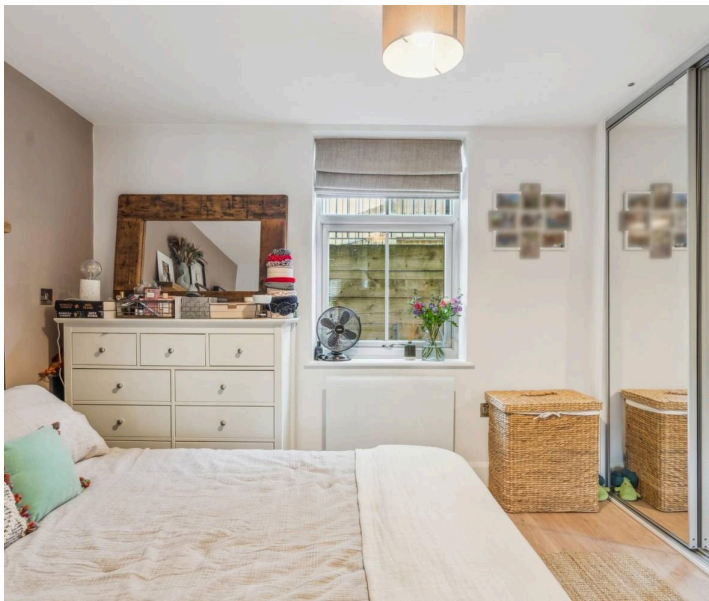
Service Charge: £1,100 per annum (approx)

Ground Rent: £350.00 per annum

Council Tax band: C

Tenure: Leasehold

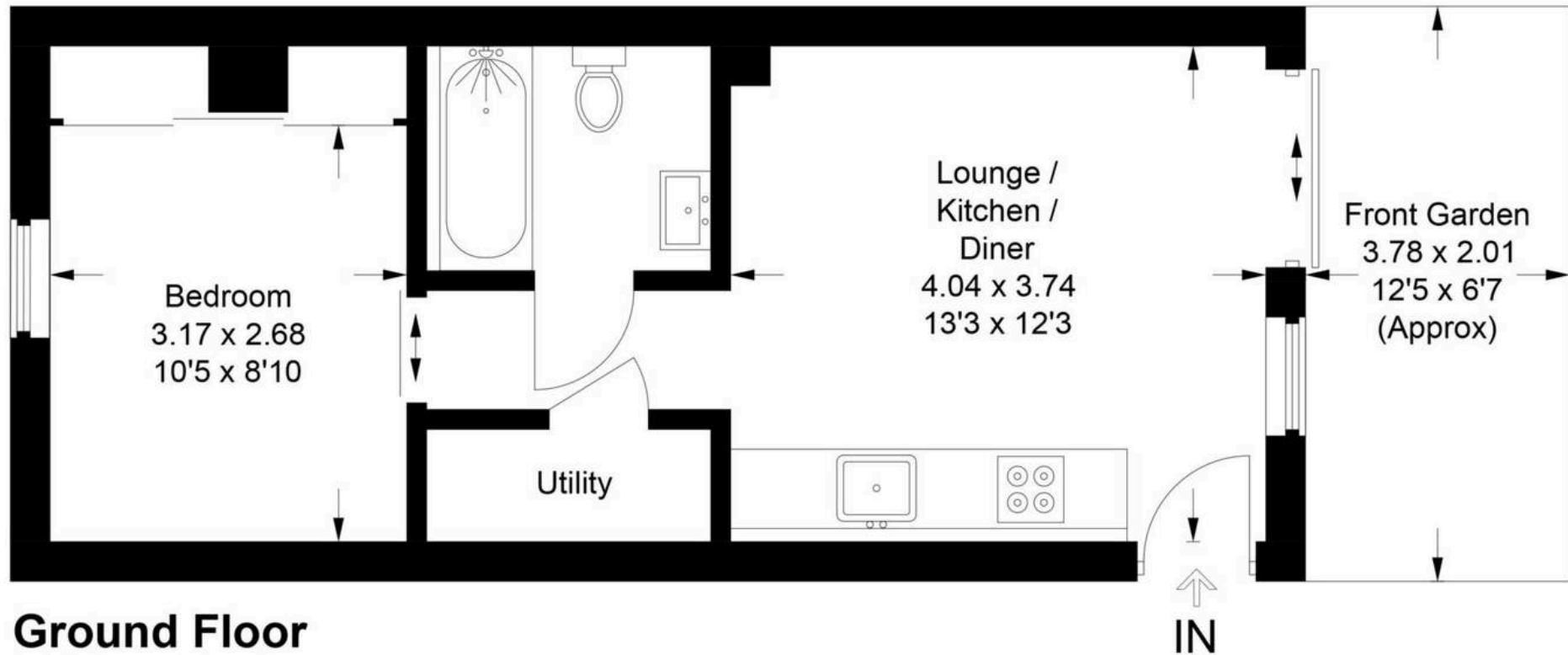
EPC Energy Efficiency Rating: D





Flat 2, Park Mews, Park Road

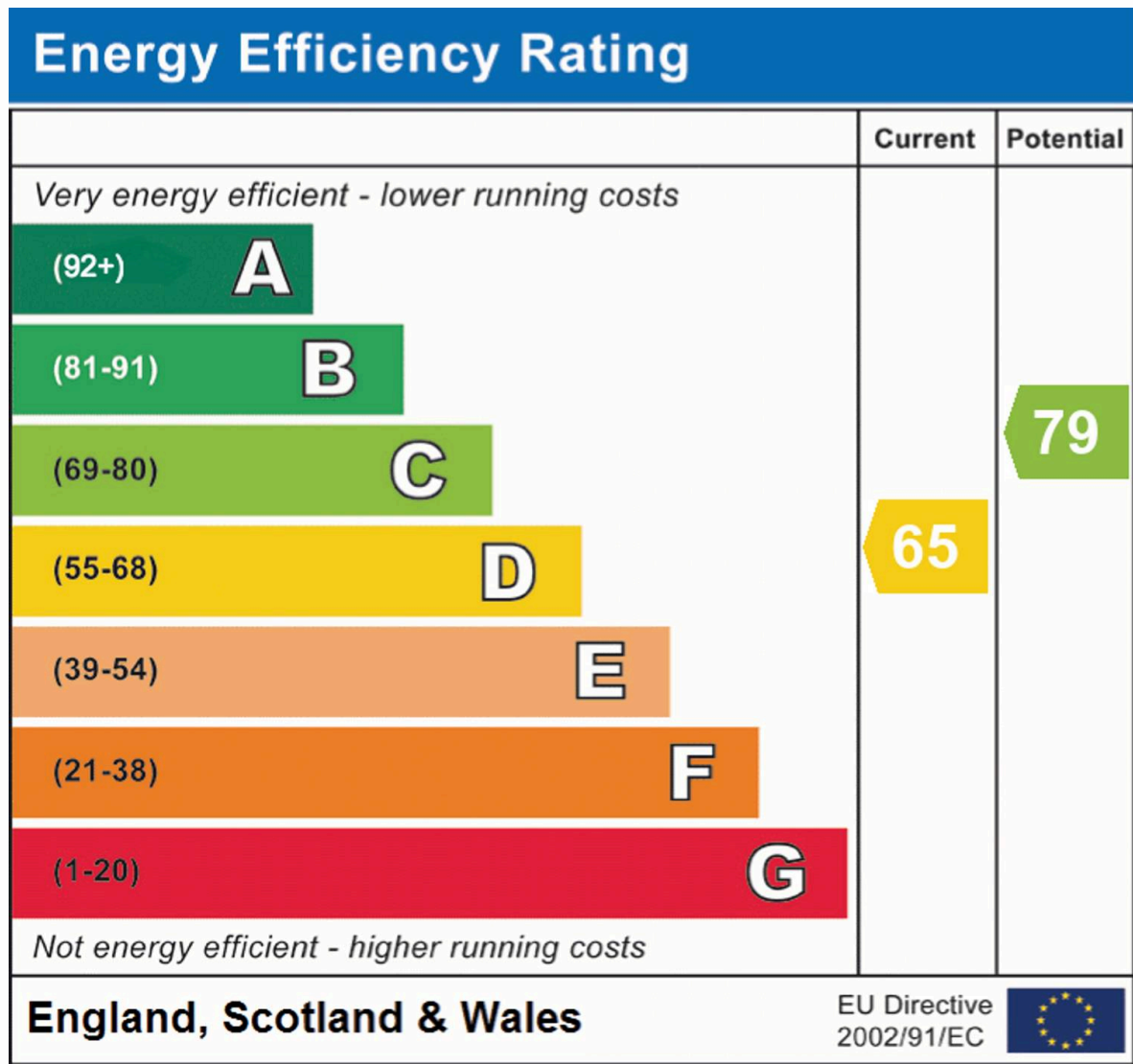
Approximate Gross Internal Area = 34.9 sq m / 376 sq ft



Ground 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

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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.