



**Connells**

Mayfield Court London Road  
Bushey

Mayfield Court London Road  
Bushey WD23 2NN

for sale offers in excess of  
**£365,000**



### Property Description

Connells are pleased to bring this rarely available two bedroom, first floor apartment to the market that is located within a secure gated modern development in the sought after area of Bushey and with no upward chain. Excellently presented throughout, this property comprises of two double bedrooms with fitted wardrobes and ensuite bathroom to principal bedroom, a modern fitted kitchen with integrated appliances and a spacious reception room as well as ample storage throughout the property. Benefits include lift access to all floors, a balcony, video phone entry system, an underground allocated parking space and visitor parking as well as the benefits of tasteful decoration throughout the property making this property ideal for first time buyers and investors alike.

This apartment is also conveniently located with access to several transport links including Bushey Station that provides direct services into London Euston as well as easy access to the A41 and M1 & M25 motorways. The property is also close by to the vibrant Bushey Village which is full of many different shops and eateries. Watford High Street and shopping centre is also just a short drive away.

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

### Entrance Hall

Door to front aspect, boiler cupboard with new gas boiler, and additional storage cupboard.

### Lounge

Door to balcony, radiator and television point. Full fibre broadband connection.

### Kitchen

Work surfaces, wall and base units, integrated fridge/freezer, washing machine, dishwasher, electric oven and hob, cooker-hood, one and a half bowl sink with drainer, tiled flooring.

### Bedroom 1

Window to front aspect, built in wardrobe and radiator.

### Ensuite

Fully tiled throughout, shower cubicle, wash hand basin, water closet and heated towel rail.

### Bedroom 2

Window to front aspect, built in wardrobe and radiator.

### Bathroom

Fully tiled throughout, bath with mixer taps, water closet, wash hand basin and heated towel rail.

## Outside

## Balcony

## Communal Gardens

Well maintained communal gardens, laid to lawn.

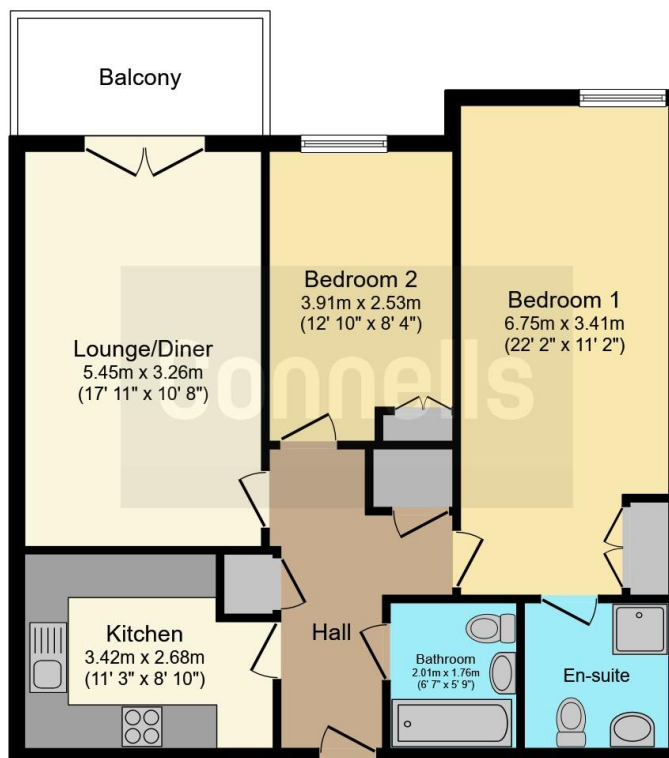
## Parking

One allocated parking space in an undercroft car park as well as visitor bays on the development.









Total floor area 74.7 m<sup>2</sup> (804 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

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
BUSHEY WD23 3HD

EPC Rating: B Council Tax  
Band: E

Service Charge:  
2463.60

Ground Rent:  
230.04

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307993](http://connells.co.uk/Property/BUS307993)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2006. 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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