



Flat 6 ,47 Chalk Hill, Watford – WD19 4BU  
£220,000

 Churchills Oxhey





Situated within a character property that has been thoughtfully converted into apartments, this first floor one bedroom apartment offers an excellent opportunity for first time buyers and investors alike. Accessed via a communal entrance, the accommodation comprises an open-plan kitchen and lounge, a shower room, and a rear-facing bedroom with windows overlooking the communal garden. The property benefits from electric heating throughout and is ideally located within easy reach of Bushey Station 0.2 miles, making it well suited for commuters. Offered to the market with no upper chain, this is a fantastic opportunity to acquire a well positioned home or investment.







- One Bed First Floor Apartment
- Open Plan Kitchen/ Lounge
- Electric Heating
- Bedroom Overlooks Communal Gardens
- Ideal Location For Bushey Station Within 0.2 Miles
- Chain Free
- Over 100 Year Lease

Council Tax band: A

Tenure: Leasehold - The vendor informs us that there is a 125 year lease dating from 23/07/2018 with 117 years remaining.

Service Charge: Approx £100 per month

Ground Rent: Peppercorn

EPC Energy Efficiency Rating: D



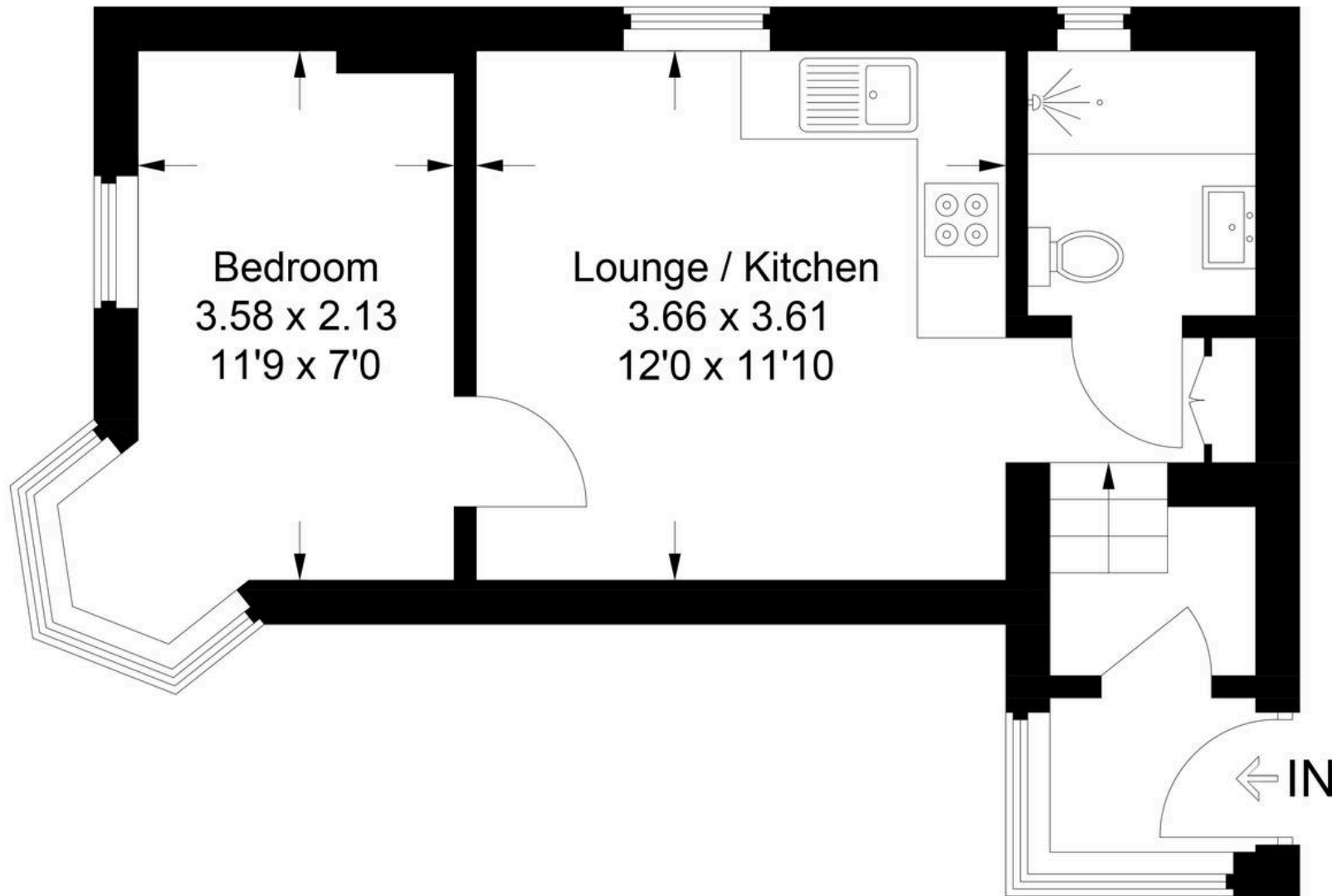






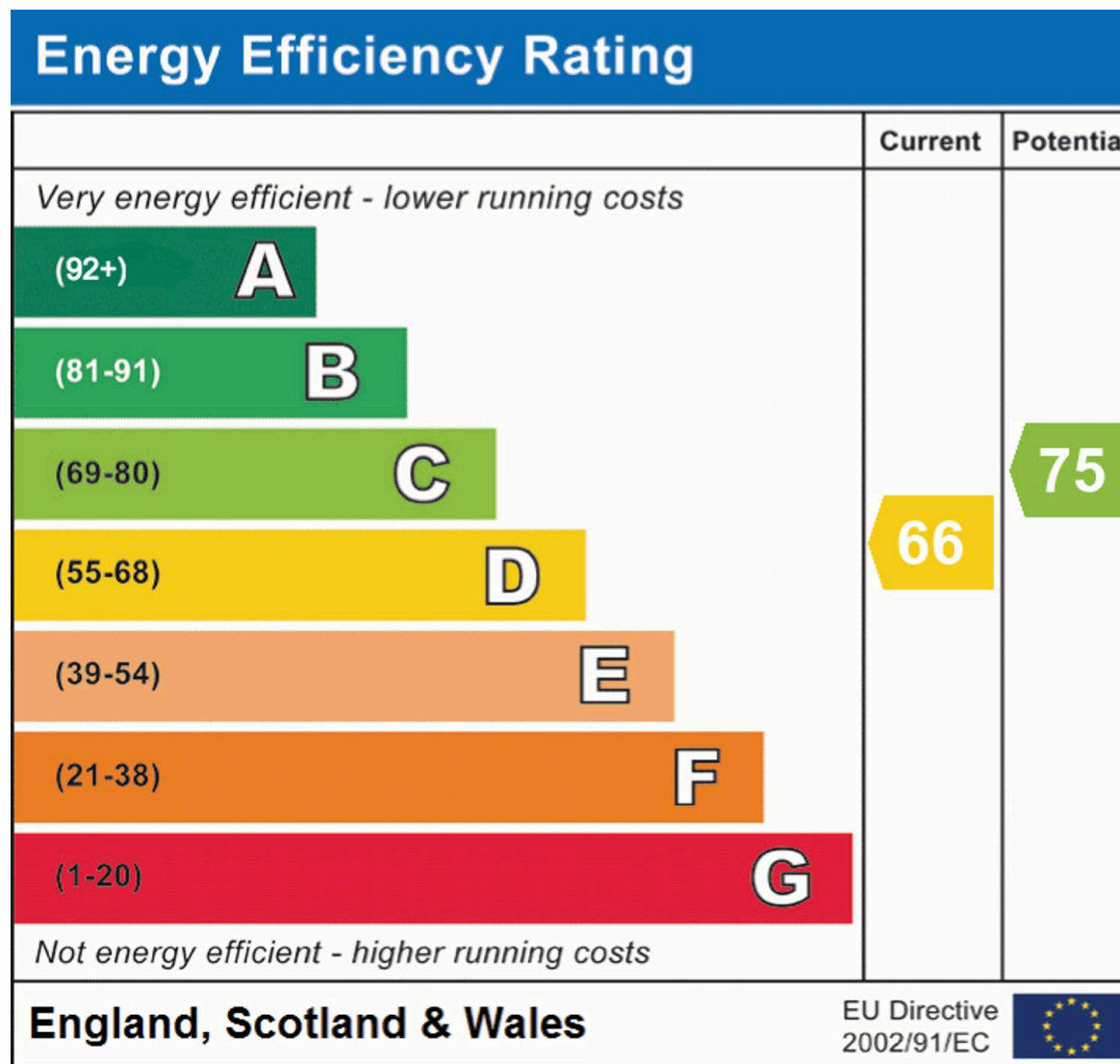
# Chalk Hill

Approximate Gross Internal Area = 30.8 sq m / 331 sq ft



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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[churchillsbushey.co.uk](http://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.