



Connells

Lambert Court Bushey Grove Road
Bushey



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this spacious first floor apartment to the market located in Lambert Court, which is makes it ideal for access to the M1 & A41 motorway links, Bushey Village and Watford Town Centre as well as a short distance to Watford High Street Train Station.

The property is well kept throughout and comprises of a spacious lounge, a well-appointed fitted kitchen, two bedrooms and a fitted bathroom suite and benefits from permitted parking (approx. £25PA).

A fantastic first buy, down-size or investment purchase with its ideal location, an internal viewing comes highly recommended.

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

Entrance Hall

Front door, two storage cupboards, radiator.

Living Room

Window to rear aspect, units built into wall, television point, telephone point, radiator.

Kitchen

Fitted kitchen comprised of a range of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas cooker point with extractor hood, plumbing for washing machine, space for fridge/freezer.

Bedroom One

Window to front aspect, built in wardrobes, radiator.

Bedroom Two

Window to front aspect, radiator.

Bathroom

Window to rear aspect, panelled bath with shower attachment, wall attached unit sink with mixer tap, low level W/C, heated towel rail.

Outside

Parking

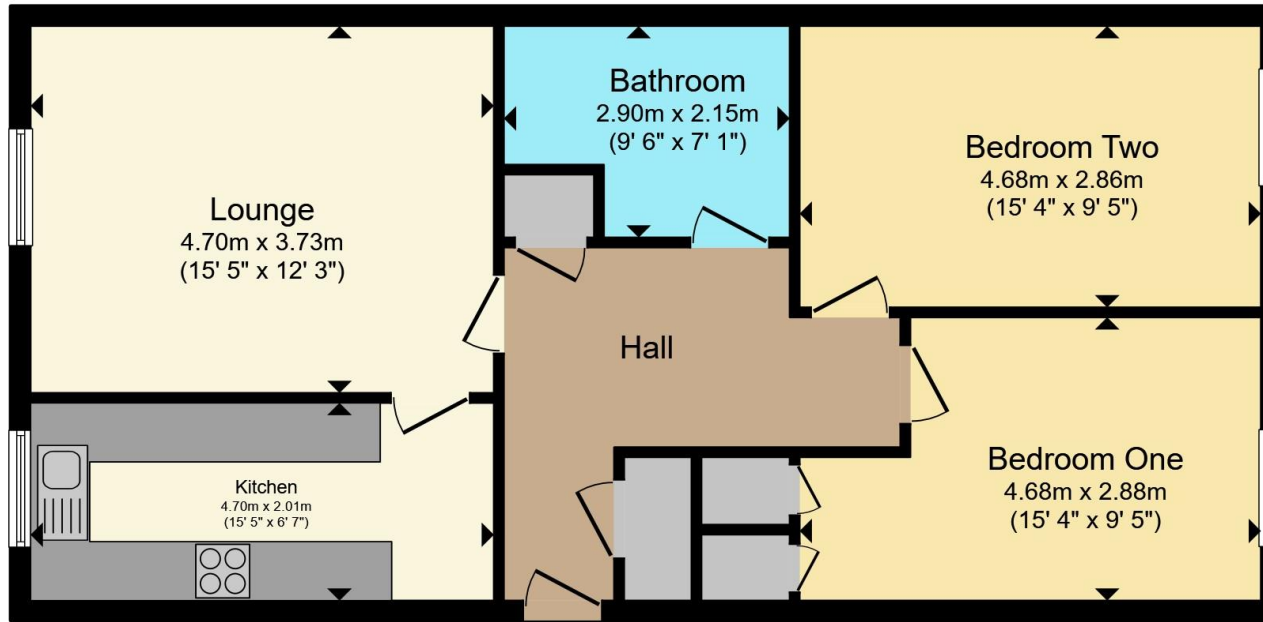
Permitted (approx. £25pa) parking.

Communal Gardens









First Floor

Total floor area 72.9 m² (784 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.propertybox.io



To view this property please contact Connells on

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86 High Street
 BUSHEY WD23 3HD

EPC Rating: C Council Tax
 Band: C

Service Charge:
 1440.00

Ground Rent:
 20.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS305970

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Jan 1986. 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.

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