

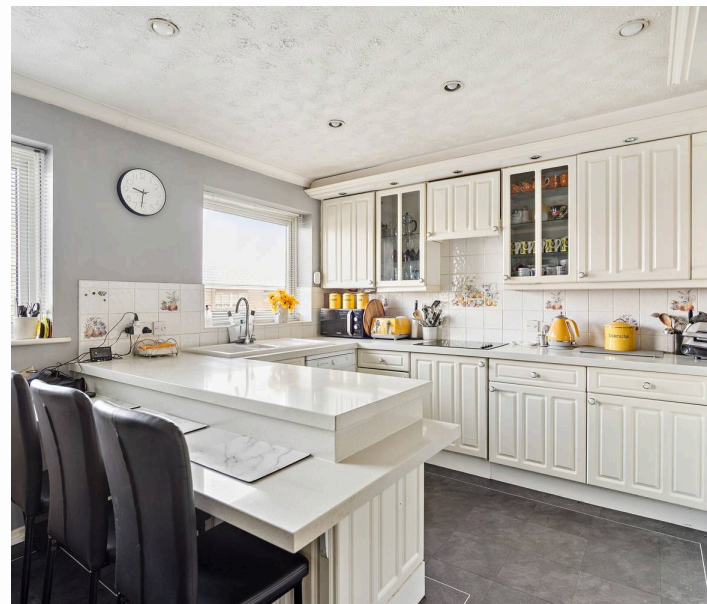


41 Ivinghoe Road, Bushey – WD23 4SW
£400,000





Set within a sought-after development in Bushey Heath, this well-presented and spacious top-floor apartment offers a superb lifestyle combining comfort, convenience and leisure. Accessed via a secure communal entrance with entry phone system, the property boasts a generous 21ft living room and separate TV room, creating versatile spaces ideal for both relaxing and entertaining. The three well-proportioned bedrooms include one currently used as a dining room, complemented by two separate bathrooms comprising a family bathroom and an additional shower room. Gas central heating (New boiler installed in 2025) and double glazing ensure year-round comfort, while well-maintained communal gardens provide a peaceful outdoor retreat. Residents also benefit from a garage located in a block to the front of the property, along with exclusive use of the communal swimming pool and squash court within the development. Perfectly positioned close to all local amenities, this apartment offers an exceptional lifestyle opportunity in one of Bushey Heath's most desirable locations.





- 3 Bedroom 2 Bathroom Top Floor Flat
- Separate Living Room & TV Room
- 14ft Kitchen/ Breakfast Room
- Well Maintained Communal Gardens
- Communal Swimming Pool & Squash Court Within Development
- Garage In Block
- Long Lease
- Convenient Location Close To Local Amenities

Lease Details:

Service Charge : £4350.00 per annum

Use of Communal Facilities: £185.00 per annum

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



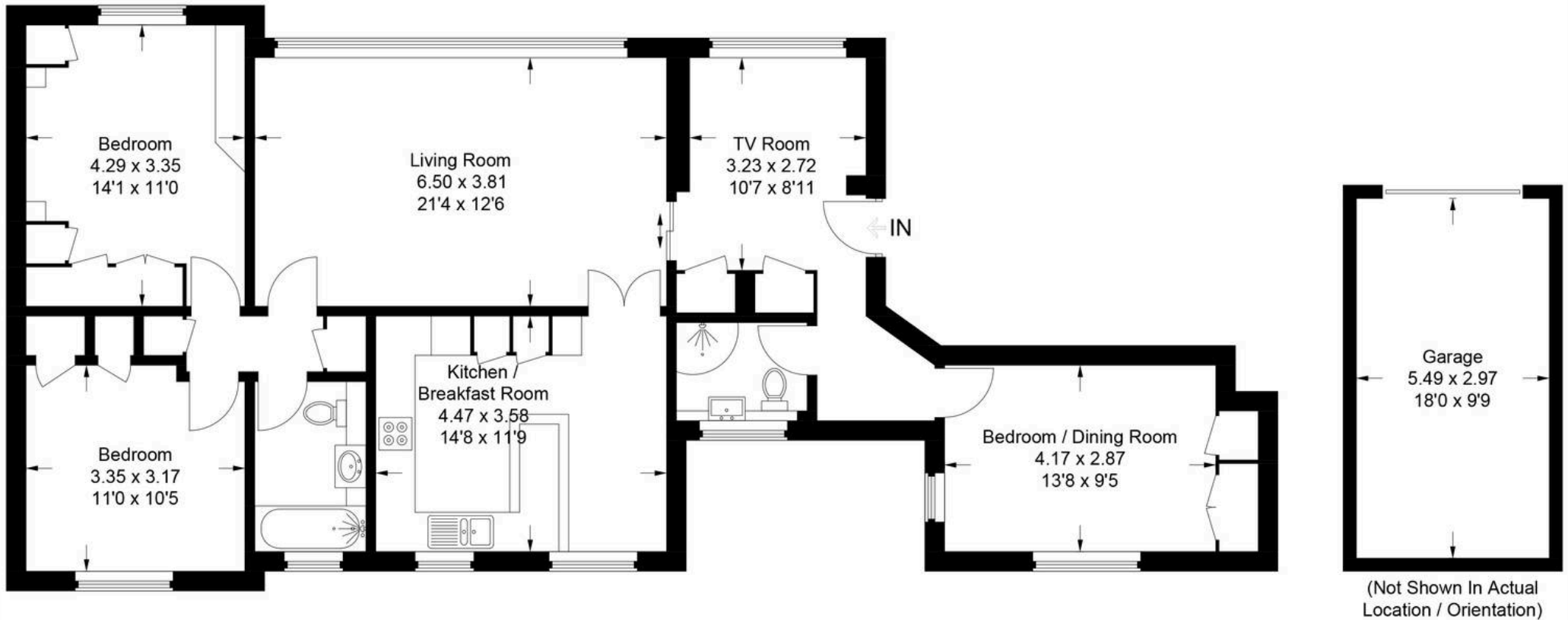






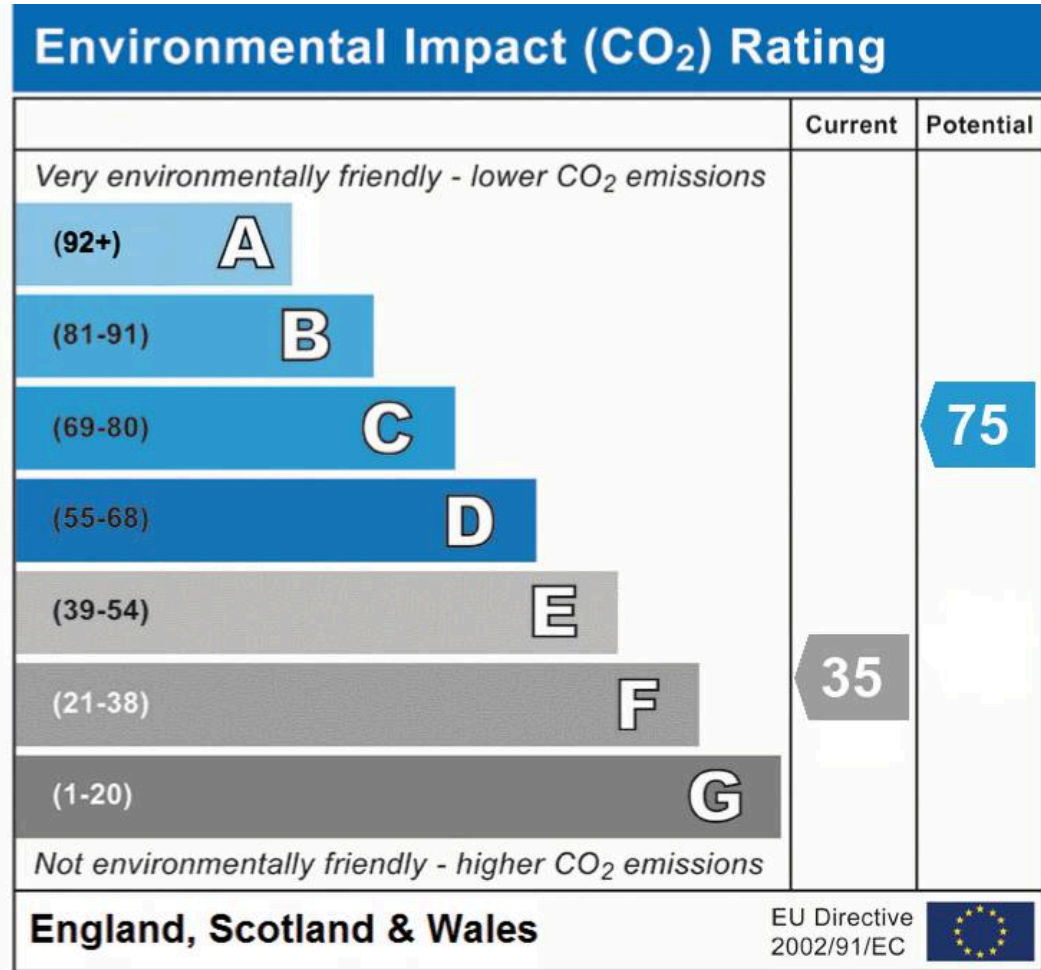
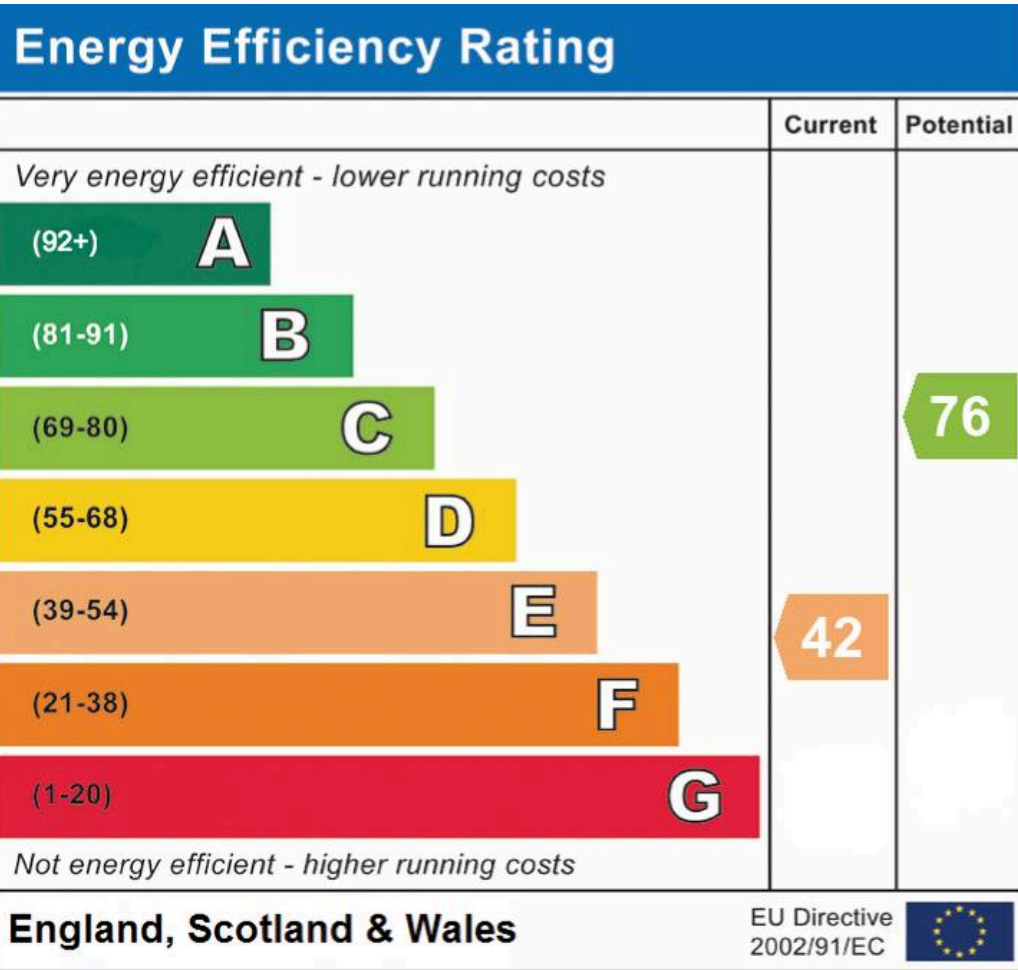
Ivinghoe Road

Approximate Gross Internal Area = 108.4 sq m / 1,167 sq ft
Garage = 16.2 sq m / 174 sq ft
Total = 124.6 sq m / 1,341 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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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.