



Flat 36 The Vale Vale Road, Bushey – WD23 2FT  
£370,000





Built in 2017, this beautifully presented two-bedroom ground floor apartment offers modern living within a stylish contemporary development.

The welcoming entrance hall provides generous storage and leads to an impressive 25-foot open-plan living space, complete with a Juliet balcony and a sleek, well-designed fitted kitchen perfect for both relaxing and entertaining. The property also features a modern family bathroom.

The spacious main bedroom benefits from double doors opening directly onto a private garden, creating a peaceful retreat with seamless indoor-outdoor living.

Additional highlights include allocated secure off-street parking and an excellent location close to a wide range of local amenities, including shops and well-regarded schools. Bushey station is within easy walking distance, offering convenient transport links.





- Ground Floor Flat
- 25ft Open Plan Kitchen/ Living/ Dining Room With Juliette Balcony
- Two Bedrooms
- Entry Phone System
- Secure Underground Parking
- 0.3 Miles to Bushey Station
- Close to Local Shops and Amenities
- Secluded Private Patio Area

LEASE DETAILS:

125 Year lease dated from 01/01/2017 with 116 years remaining.

Ground Rent: £350.00 per year

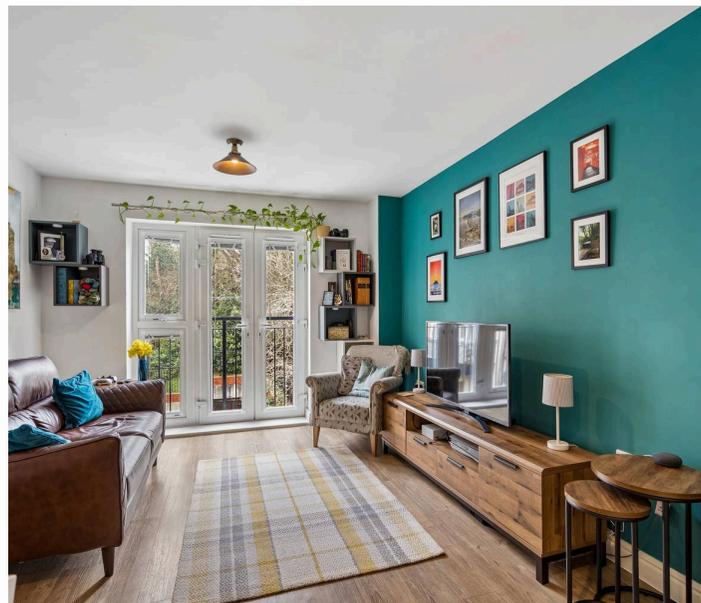
Service Charge: £2271.00 per year

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

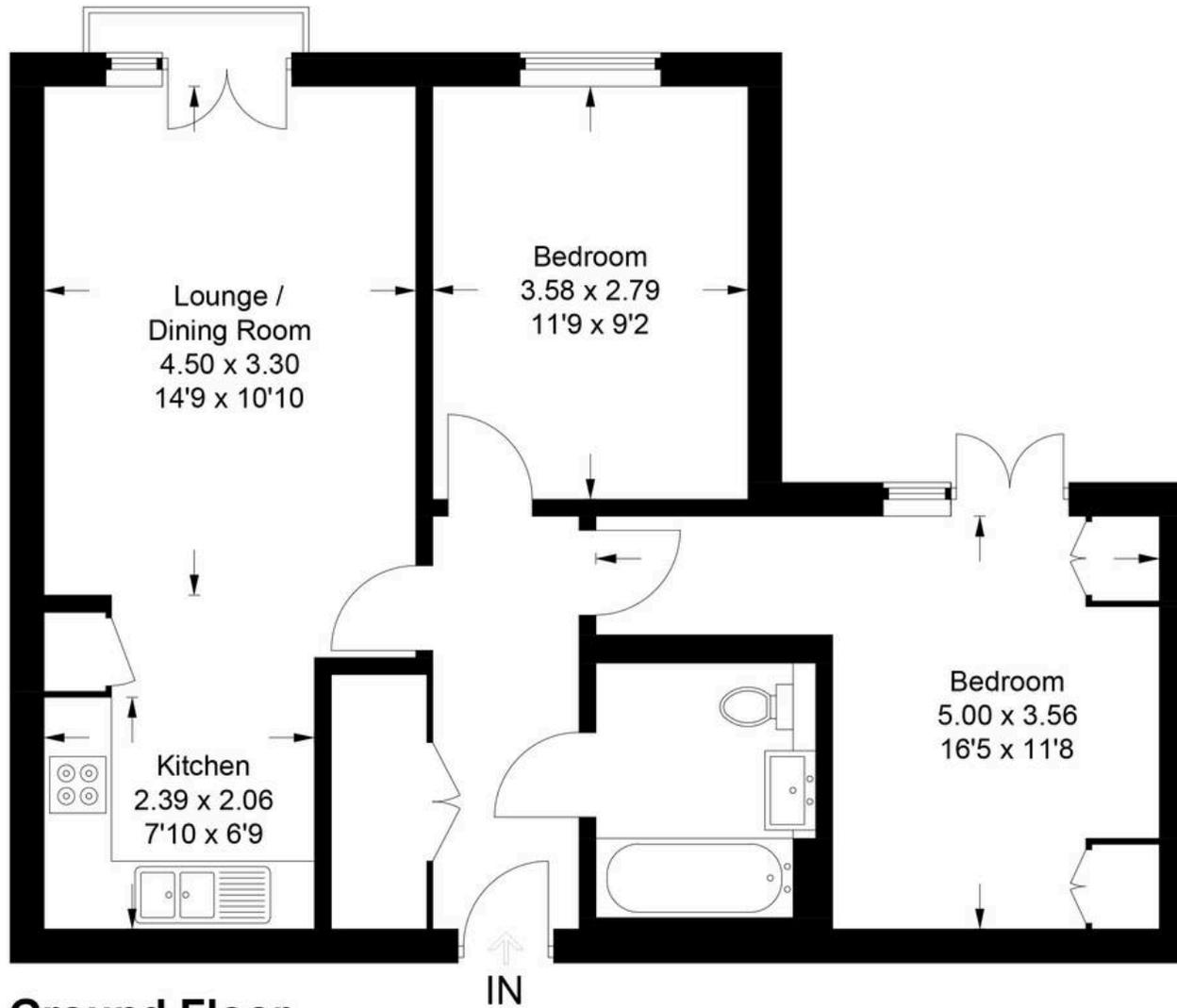






# Vale Road

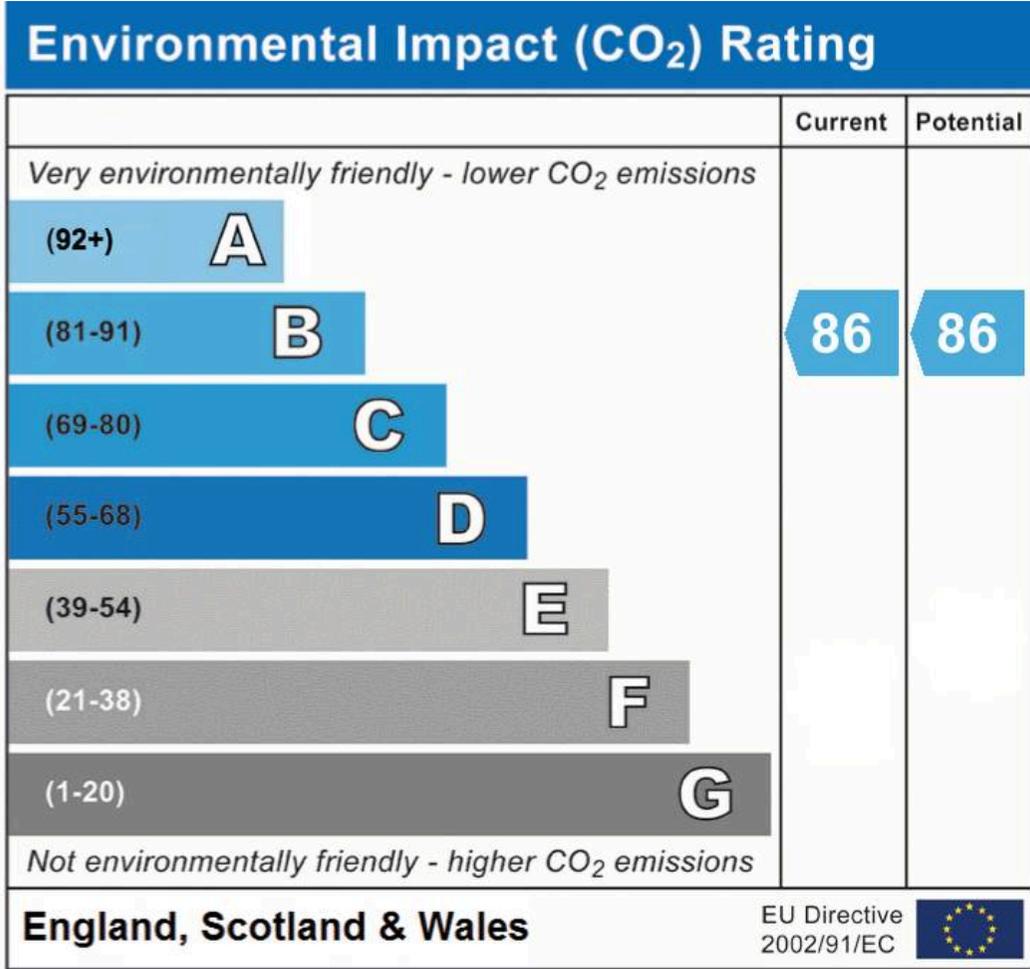
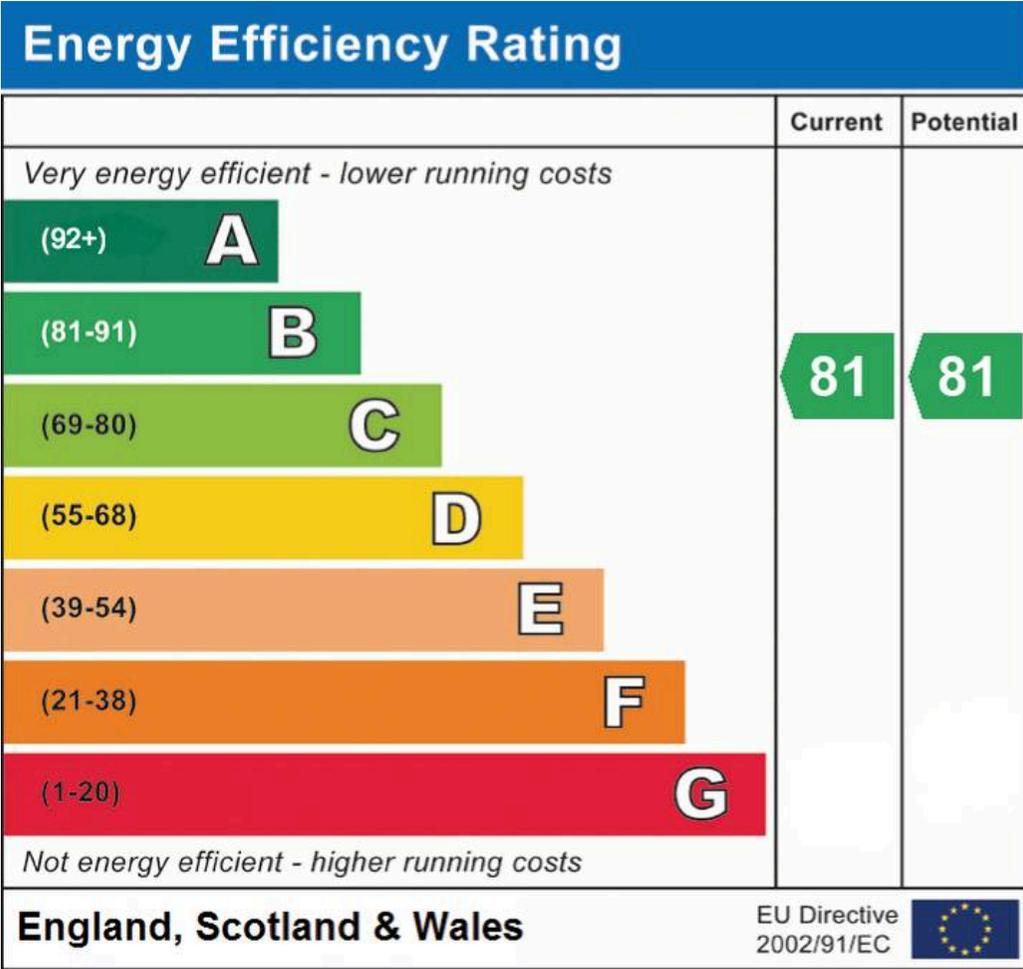
Approximate Gross Internal Area = 60.3 sq m / 649 sq ft



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

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