Connells

Aldenham Road
BUSHEY

Aldenham Road
BUSHEY WD23 2FU

for sale
£275,000

Property Description

An immaculate one-bedroom second floor apartment, set within a modern development and ideally positioned within walking distance of Bushey Train Station. Finished to an exceptional standard throughout, the property benefits from a long lease, lift access, video entry phone system and an allocated parking space, making it an ideal purchase for first-time buyers, commuters, or investors.

Upon entering, you are greeted by a welcoming entrance hall, complete with a useful storage cupboard and electric heater. This leads through to the impressive open-plan living, kitchen and dining area, a bright and inviting space enhanced by excellent natural light. There is ample room to relax, dine and entertain, while the sleek, contemporary kitchen boasts a range of wall and base units together with integrated appliances for a clean, modern finish.

A separate utility room is an added bonus. The property offers a generous double bedroom featuring built-in wardrobes, providing practical and space-saving storage. A stylish modern bathroom suite serves the apartment, fitted with a bath and overhead shower, WC and wash hand basin.

Further benefits include one allocated parking space within the secure car park, as well as the convenience, safety and quality expected from a relatively new development.

This beautifully presented apartment combines modern living with excellent transport links. Early viewing is strongly recommended.

Entrance Hall

Door to front. Video entry phone system.

Lounge

Window to rear aspect, window to side aspect, storage cupboard, television point.

Kitchen

Fitted kitchen with wall and base units, one and a half bowl sink, electric oven, electric hob, dishwasher, fridge/freezer, wine cooler.

Utility Room

Washing machine, megaflow boiler.

Bedroom 1

Window to rear aspect, built in wardrobe, television point.

Bathroom

Bath with mixer taps and overhead shower, wash hand basin, WC, heated towel rail, tiled.

Communal Facilities

Surface level and underground car parking, with secure gated access via fob

Key fob entry system to building entrance and car park

CCTV to common areas

High specification hotel style reception lobby with soft furnishings and TV

Artwork to all communal areas

Tri-separator refuse chute to all floors

Visitor parking bays

Parking

One allocated space

Tenure Information

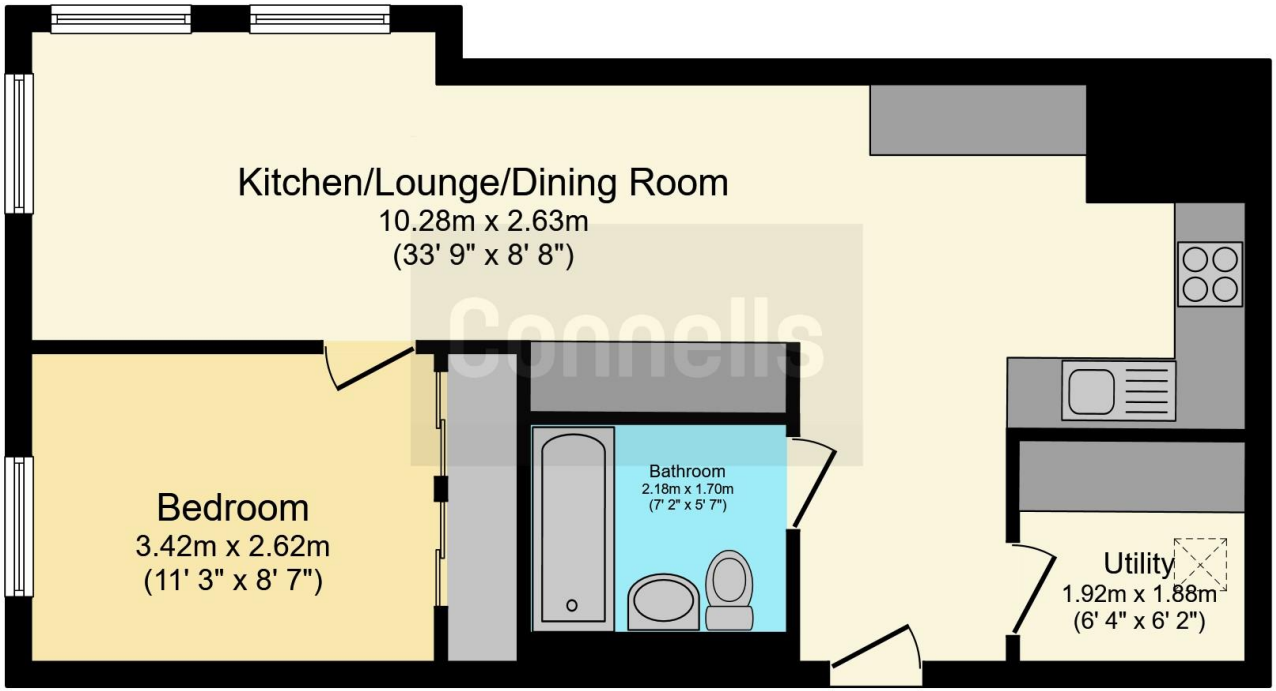
Leasehold Information:
Approx Lease Length: 242 years remaining.
Approx Service Charge: £2509.38 per annum.
Approx Ground Rent: £315 per annum.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

SOUTH

SUGAR



TOTAL: 51.9 sq.m. (559 sq.ft.)

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

To view this property please contact Connells on

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86 High Street
BUSHEY WD23 3HD

EPC Rating: D

Council Tax Band: C

Service Charge: 2509.38

Ground Rent: 315.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308679

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. 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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