



Connells

Harriet Way
Bushey



Property Description

A fantastic opportunity to acquire this well-presented ground floor maisonette, offered with a newly extended long lease and benefiting from both a garage and ample resident parking. This property is being sold with no chain.

Situated in a convenient residential location, this one double bedroom ground floor maisonette provides spacious and practical accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The accommodation comprises an inviting lounge/diner, offering ample space for both relaxation and entertaining, a fitted kitchen, a generous double bedroom, and a modern family shower room.

Externally, the property enjoys the benefit of ample communal parking directly outside, together with a garage located in a separate block, providing valuable additional storage or secure parking. Residents also have use of communal gardens at Harriet Way.

Further enhancing its appeal is the newly extended long lease, offering buyers added peace of mind and long-term security.

Internal viewing is highly recommended to fully appreciate the accommodation and benefits this property has to offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Door to front aspect, storage cupboard.

Lounge

Window to front aspect, radiator, television point.

Kitchen

Wall and base units, work surfaces, 1 bowl sink and drainer, hob, electric oven.

Bedroom

Window to rear aspect, radiator, built in wardrobes.

Bathroom

Window to side aspect, shower cubicle, water closet, vanity unit, heated towel rail.

Outside

Communal gardens

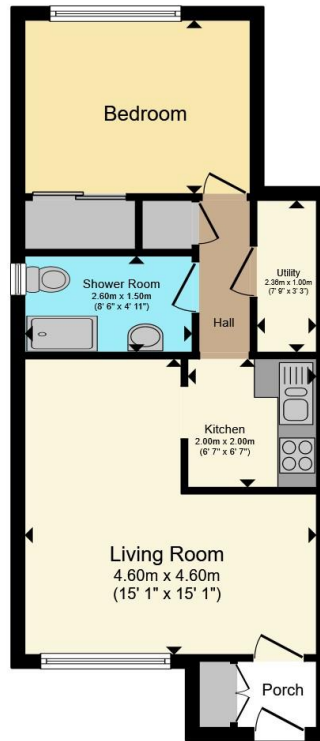
Garage In Separate Block

Up and over doors.









Total floor area 42.3 m² (456 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

Connells

To view this property please contact Connells on

T 020 8950 4404
E bushey@connells.co.uk

86 High Street
 BUSHEY WD23 3HD

EPC Rating: D

Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308727

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS308727 - 0003