



20 The Vale, Vale Road, Bushey – WD23 2FT

Offers Over **£375,000**

 **Churchills**Bushey



20 The Vale, Vale Road

Bushey

Built in 2017, this stylish 2 bedroom 2 bathroom first floor apartment offers contemporary living in a sought after development, combining modern comfort with everyday convenience. The bright open plan living, dining and kitchen area, complete with wood flooring, creates a sociable space for relaxing or entertaining, while double doors open onto a private balcony, perfect for enjoying your morning coffee or unwinding at the end of the day. Two generous double bedrooms, including a principal bedroom with a sleek en-suite shower room, are complemented by a beautifully appointed family bathroom. Residents also benefit from well maintained communal gardens, a secure entry phone system, lift access to all floors, an allocated parking space for one car and additional visitor parking for guests. Ideally positioned for commuters, the apartment is just moments from Bushey Station with direct services to London Euston, while the shops, cafés, restaurants and amenities of Bushey Village are all within easy reach, offering an enviable balance of connectivity and community living.





- Modern 2 Bed 2 Bath First Floor Flat
- Entry Phone System & Lift To All Floors
- Well Presented Throughout
- Open Plan Living Accommodation With Balcony
- Modern Kitchen & Bathrooms
- Well Maintained Communal Gardens
- Allocated Parking Space
- Close To Bushey Station

Council Tax band: D

Tenure: Leasehold

The vendor informs us that there is a 125 year lease dated from 1st January 2016 with 114 years remaining.

Service charge: £2,970.23 pa

Ground Rent: £350.00 pa.

Under the terms of the Lease a ground rent of £350 is payable in advance on 1st January every year to the Landlord. The rent is increased every 10 years in accordance with the index of Retail Prices published by HM Government.

EPC Energy Efficiency Rating: B





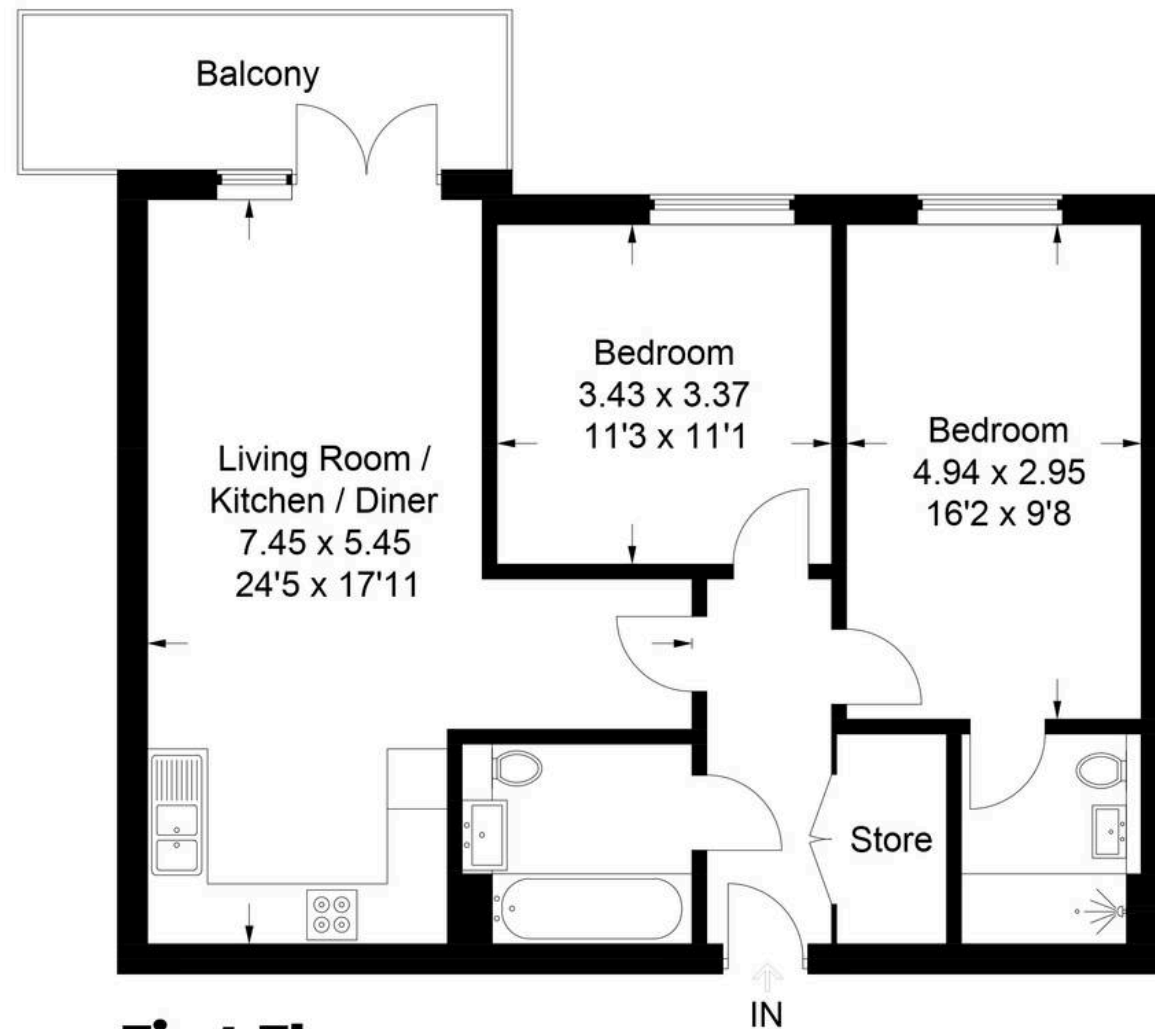






Vale Road Bushey

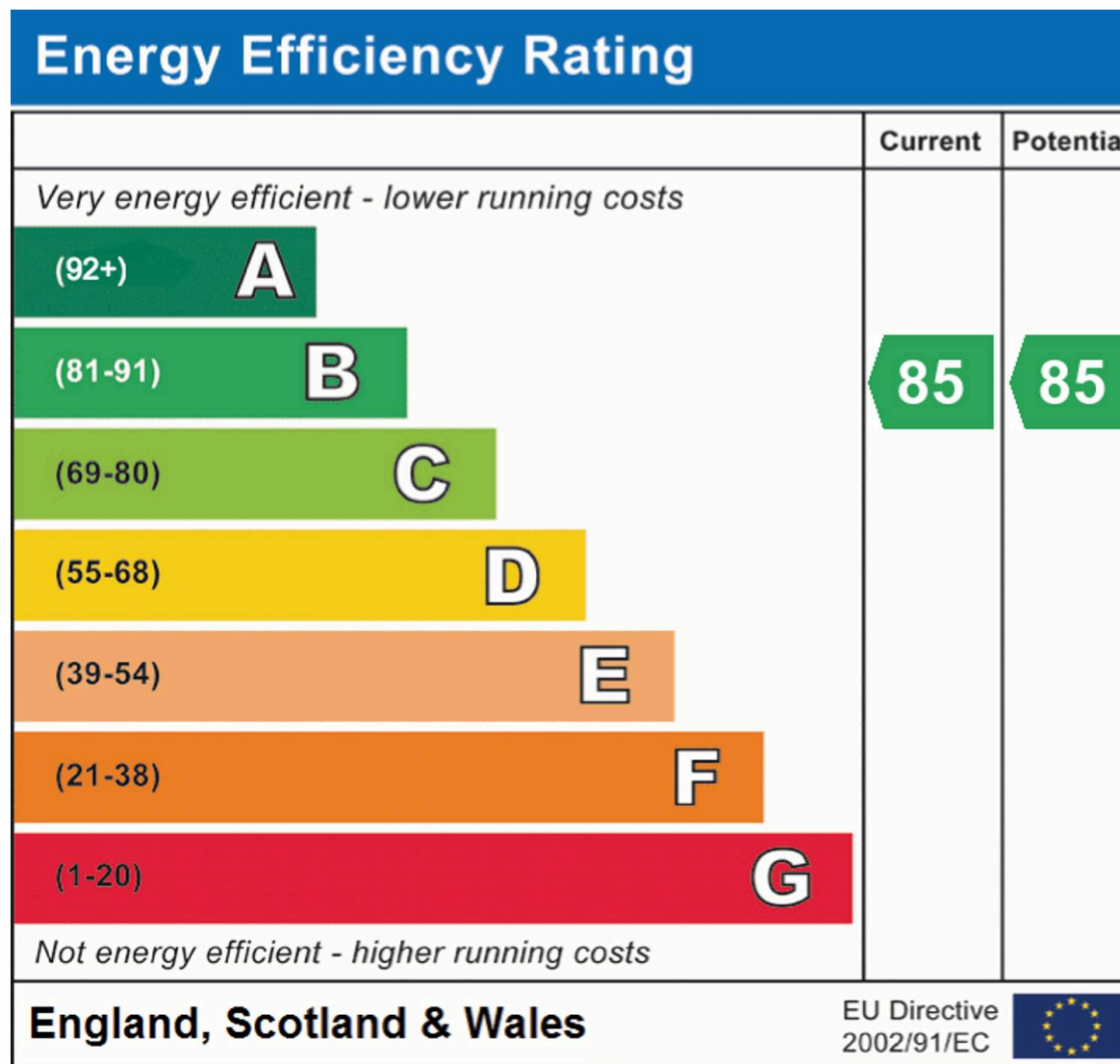
Approximate Gross Internal Area = 72.8 sq m / 784 sq ft



First 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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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.