



Aldenham Road, Bushey, WD23 2FU

£275,000

FOR SALE & CHAIN FREE

A VERY WELL PRESENTED ONE BEDROOM APARTMENT WITH SECURE PARKING LOCATED IN THE HEART OF BUSHEY & ONLY 0.3 MILES FROM THE MAINLINE STATION.

This lovely and well maintained apartment is located on the raised ground floor of a popular small & bespoke block of apartments.

Our apartment is one of the largest one bedroom apartments in the building set over 554 square feet and benefits from a dual aspect reception room, semi open plan fully fitted kitchen with "Bosch" appliances, double bedroom with ample built in storage, luxury bathroom suite and additional storage in the reception room and entranceway.

Ideal first time home

DECLARATION OF PERSONAL INTEREST(Estate Agents Act 1979, Section 21)

In accordance with Section 21 of the Estate Agents Act 1979, Cityzen Property management gives notice that the vendor of this property is a connected person to a shareholder within this agency.

- OFFERED CHAIN FREE
- WELL PRESENTED ONE BEDROOM APARTMENT
- SET OVER 550 SQUARE FEET THIS IS ONE OF THE LARGEST 1 BEDS IN THE BLOCK
- SECURE GATED COVERED PARKING SPACE INCLUDED
- ENGINEERED OAK FLOORING & "BOSCH" APPLIANCES
- MODERN KITCHEN WITH STONE WORKTOPS
- TRAIN TO EUSTON IN UNDER 15 MINUTES
- WALK TO SHOPS, RESTAURANTS, PUBS & CAFES
- CLOSE TO PARKS AND LEISURE FACILITIES
- 0.3 MILES TO BUSHEY MAINLINE STATION

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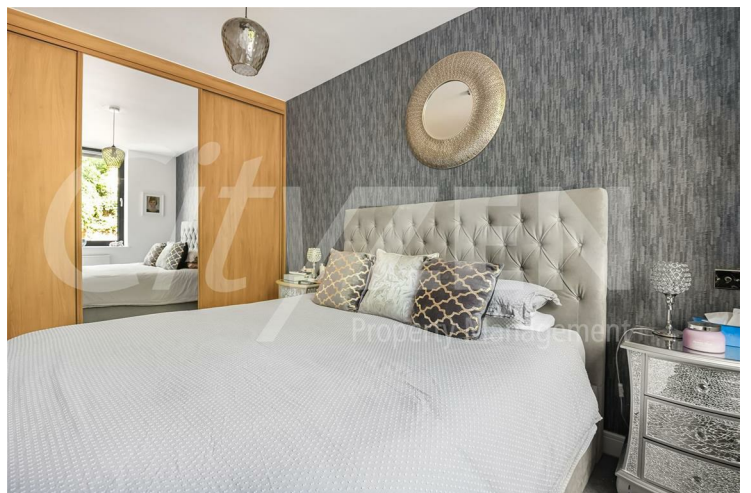
77 ALDENHAM ROAD



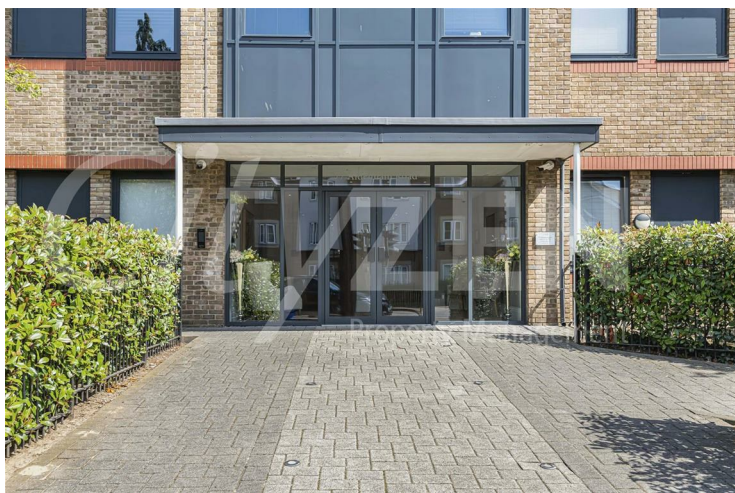
ENTRANCE



77 ALDENHAM ROAD



BEDROOM



ENTRANCE



BEDROOM

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RECEPTION



RECEPTION



RECEPTION



RECEPTION



RECEPTION



RECEPTION

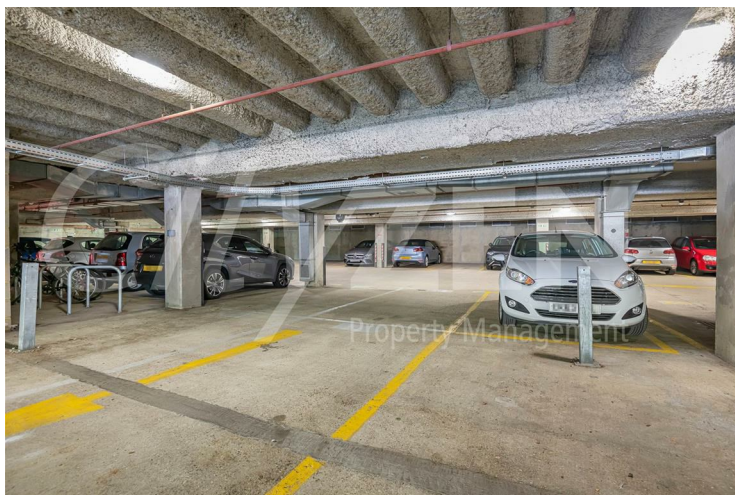
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WALK IN UTILITY CUPBOARD



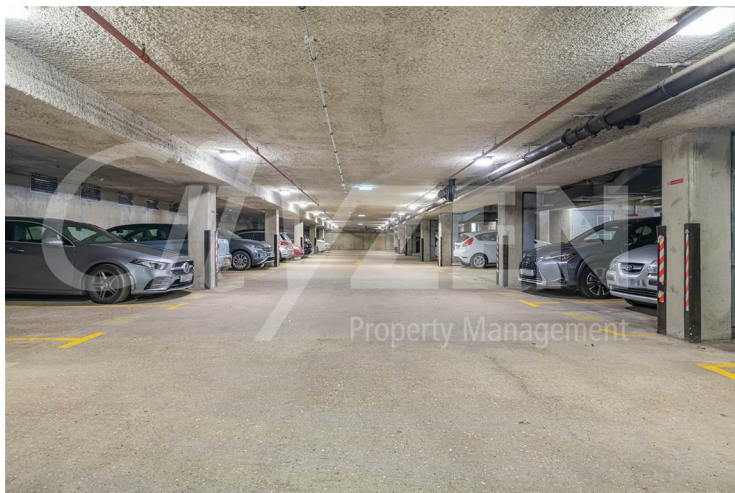
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SECURE COVERED PARKING SPACE



BEDROOM



SECURE COVERED PARKING SPACE



BATHROOM

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KITCHEN



KITCHEN

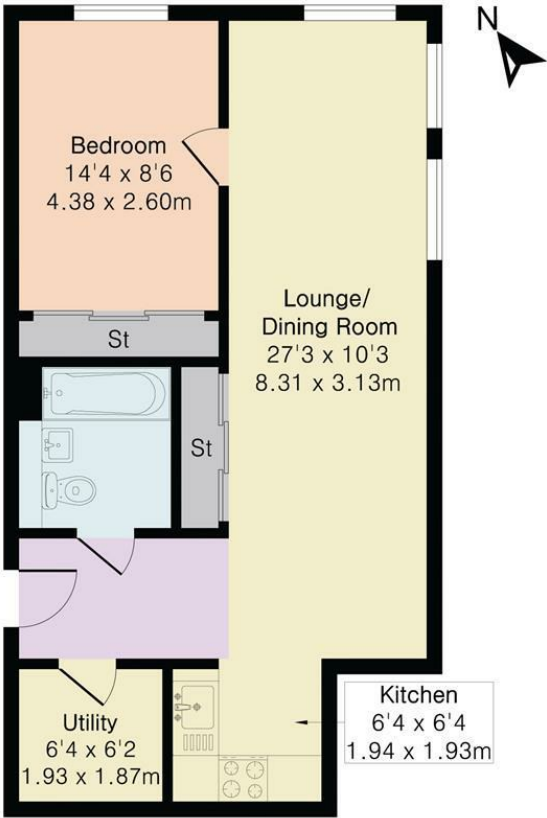


KITCHEN



KITCHEN

Approximate Gross Internal Area 554 sq ft - 51 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and 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) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.