



Flat 1, 49 Bushey Hall Road, Bushey – WD23 2EE

Offers Over **£294,000**

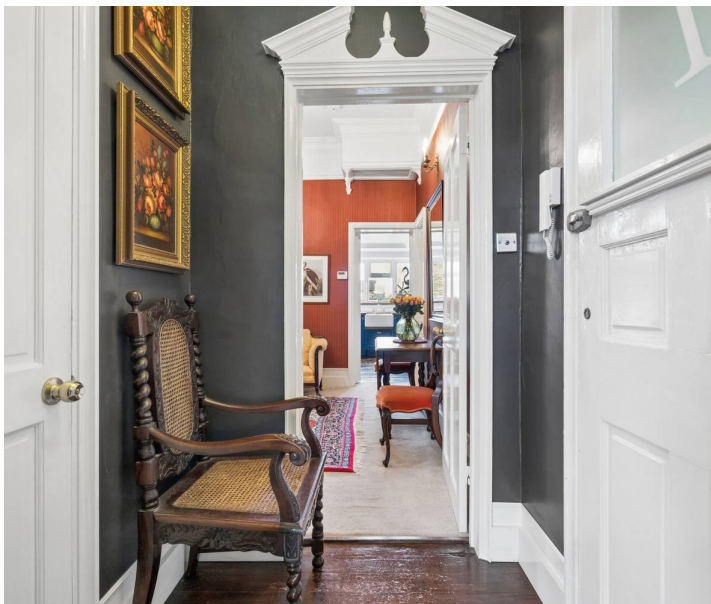
 **Churchills**Bushey



This charming one bedroom ground floor flat is set within an attractive period property that has been thoughtfully converted into individual residences, combining character with period charm. Accessed via a well maintained communal entrance with a secure entry phone system, the property opens into a welcoming hallway that leads through to a bright and inviting living room. The recently renovated kitchen is stylish and well-appointed, with direct access to a private courtyard garden, which in turn opens onto a larger communal garden.

The spacious main bedroom features a beautiful bay window with a Victorian style radiator, filling the room with natural light, while the traditional bathroom has also been recently refurbished to a high standard. Further benefits include off-street parking, a garage, a share of freehold, and a service charge that covers building insurance, garden maintenance, exterior window cleaning, and communal lighting, offering added convenience and peace of mind.

Ideally located close to Bushey mainline station, the property provides fast and convenient services into London Euston, making it an excellent choice for commuters.





Bushey

- 1 Bedroom Ground Floor Flat
- Entry Phone System
- Recently Redecorated
- High ceilings
- Courtyard Garden
- Off Street Parking & Garage
- Share Of Freehold
- Close To Bushey Station

Council Tax Band: B

Tenure: Share of Freehold

The vendor informs us that there is 986 years remaining on the lease.

Service Charge: £80.00 pm **(includes building insurance, garden maintenance, exterior window cleaning, and communal lighting)**

Ground Rent: Zero

EPC Energy Efficiency Rating: D



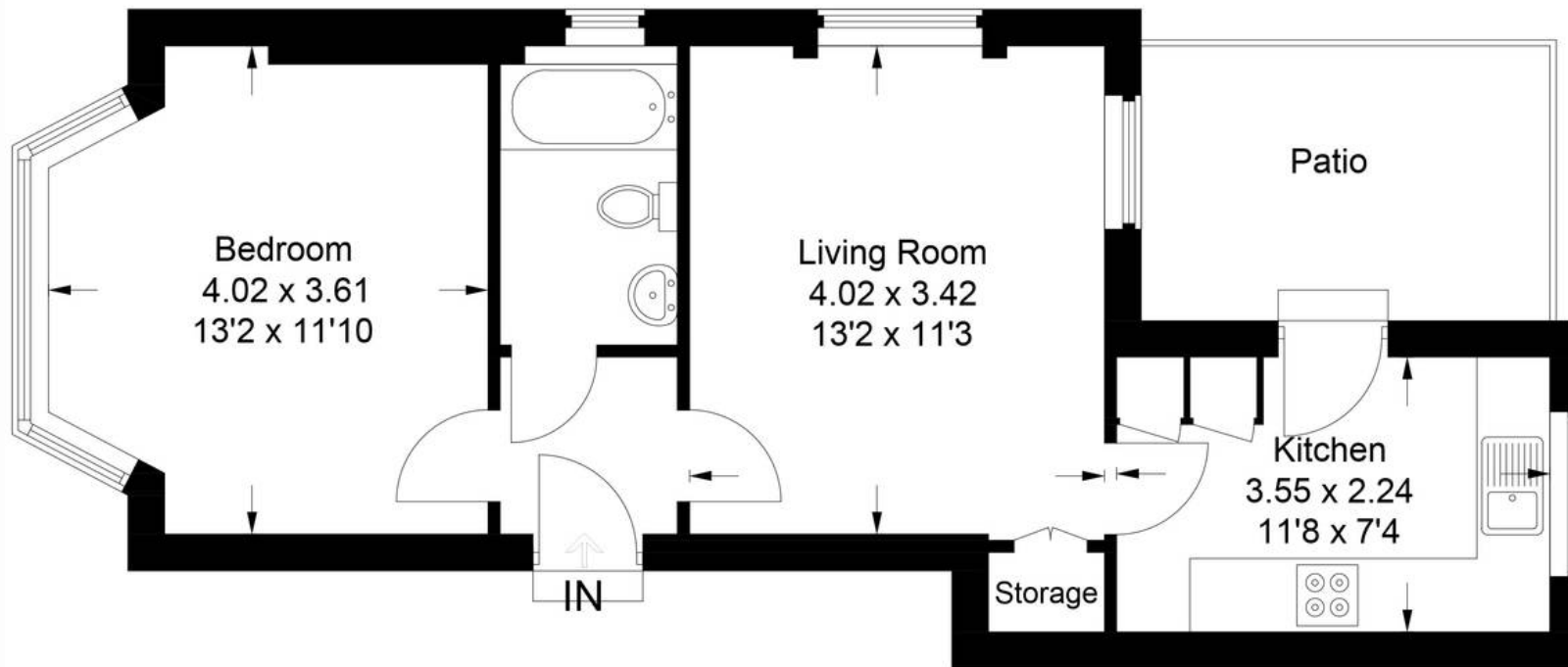




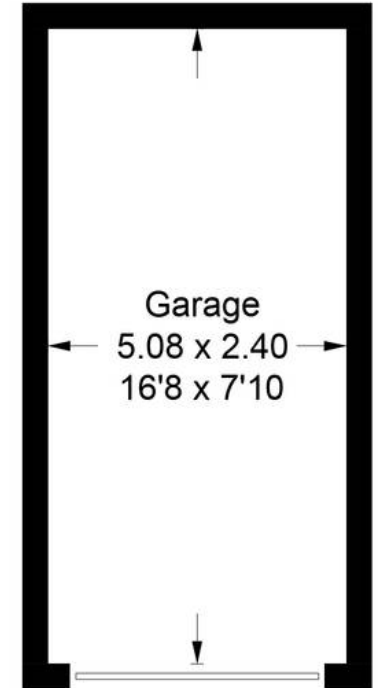


Bushey Hall Road Bushey

Approximate Gross Internal Area = 42.4 sq m / 456 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 54.6 sq m / 587 sq ft



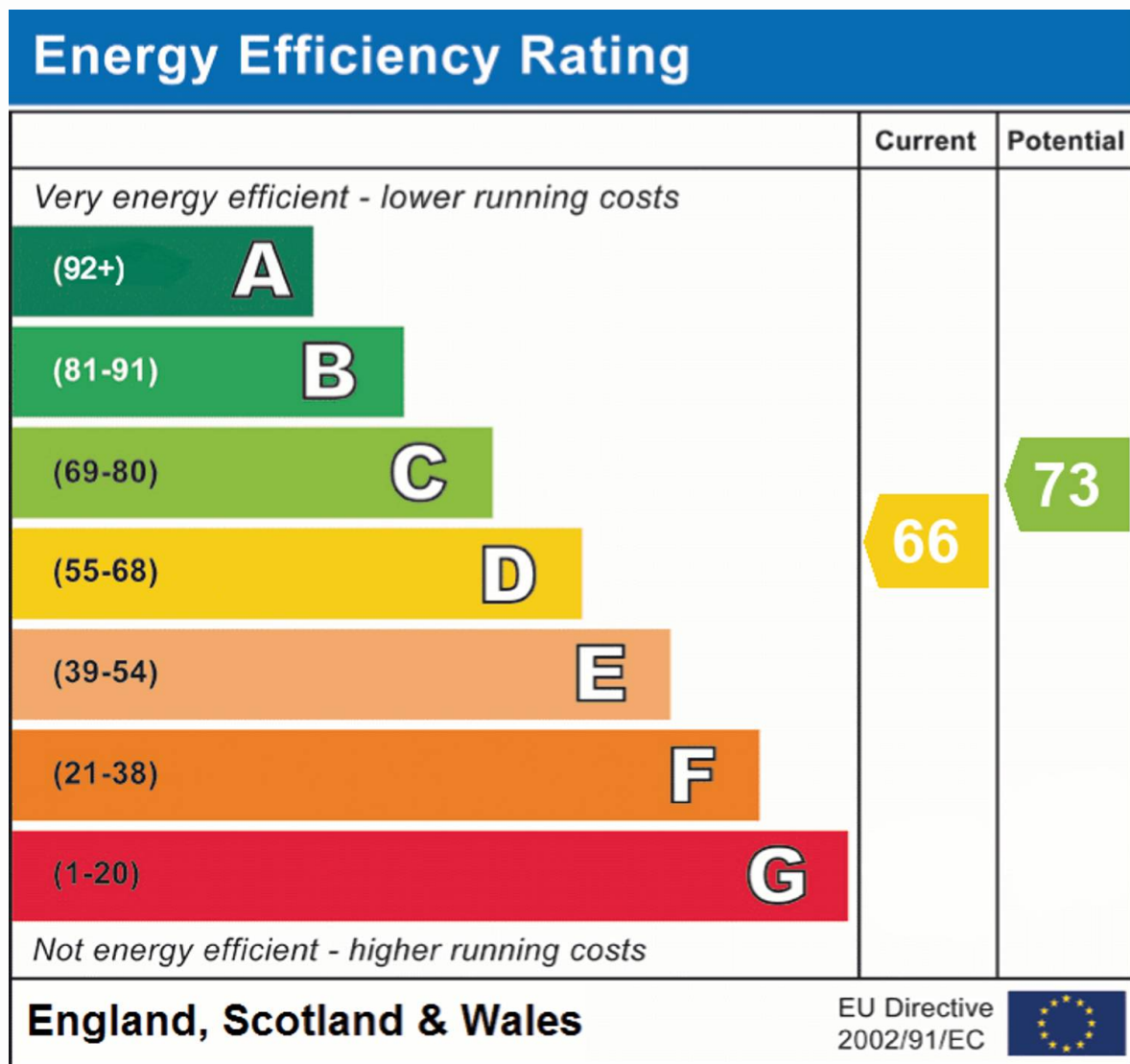
Ground Floor



(Not Shown In Actual
Location / Orientation)

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.