





## Property Description

Connells are delighted to present this contemporary two bedroom upper floor apartment, offering stylish living throughout. Beautifully maintained by the current owners, this stunning apartment is ready for immediate occupation and would make an ideal purchase for first-time buyers, downsizers, or investors alike.

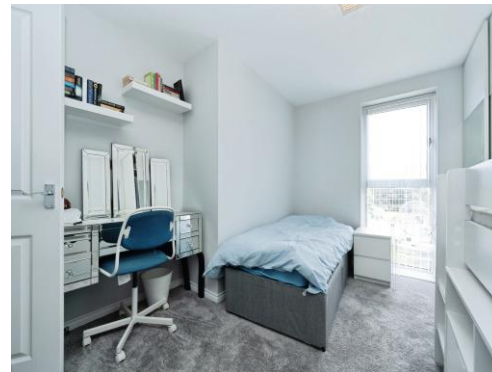
The property features a bright and spacious open-plan living area, seamlessly combining a modern fitted kitchen with generous lounge and dining space, creating the perfect environment for both everyday living and entertaining. Large windows and doors allow for an abundance of natural light, enhancing the sense of space throughout. There are two well-proportioned double bedrooms and a modern family bathroom.

Further benefits include two private balconies, providing an ideal space to relax and enjoy the sunshine, as well as allocated underground parking for added convenience and security.

Situated within a sought-after modern development, the property enjoys easy access to local amenities, transport links, and Borehamwood town centre. Offering a superb combination of quality, comfort, and modern living, this immaculate apartment is not to be missed and early viewing is highly recommended.

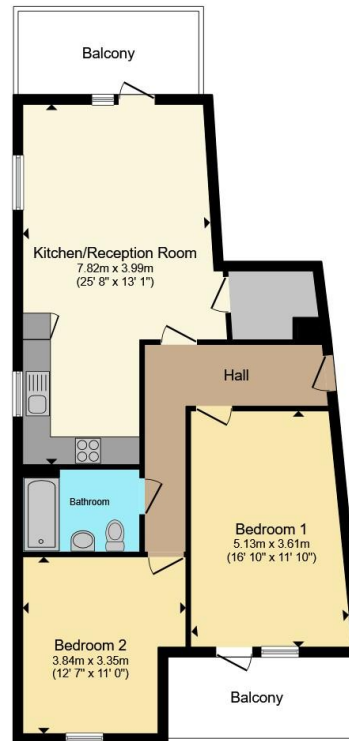
## Agents Note

Please note that the AML fee covers 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.









Total floor area 75.0 m<sup>2</sup> (808 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
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EPC Rating:  
 Awaited

Council Tax  
 Band: D

Service Charge:  
 2316.00

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308715](http://connells.co.uk/Property/BUS308715)**

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.

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Property Ref: BUS308715 - 0002