



Valerie Court Catsey Lane Bushey WD23 4HU

for sale offers in excess of
£300,000



Property Description

A ground floor maisonette offering two double bedrooms, a cosy living room with a feature brick fireplace, and the rare advantage of no ground rent. Ideally positioned close to Bushey Station and Watford Station, both providing direct links into London, the property also sits within easy reach of Bushey High Street, offering shops, cafés and everyday amenities. Street parking is available, making this a convenient and well-located home for first-time buyers, downsizers or commuters.

The accommodation comprises an entrance hall leading to a bathroom fitted with a bathtub. There are two double bedrooms, each with side-aspect windows allowing natural light to flow through. Completing the home is the spacious living room, where the brick fireplace stands out as a charming focal point, creating a warm and inviting space to relax.

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

Entrance Hall

Kitchen

Living Room

Bedroom One

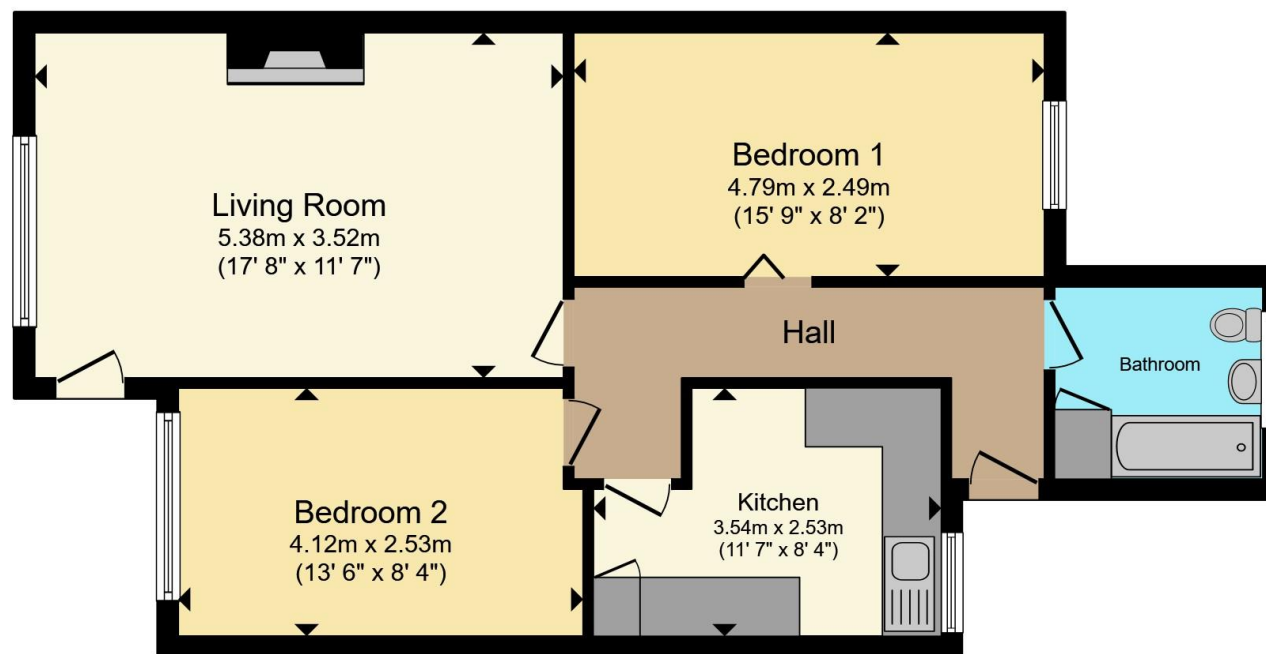
Bedroom Two

Bathroom









Ground Floor

Total floor area 62.0 m² (667 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

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To view this property please contact Connells on

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86 High Street
 BUSHEY WD23 3HD

EPC Rating: D Council Tax
 Band: C

Service Charge:
 1320.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308702

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 May 1955. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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