

Connells

Bournehall Bournehall Road
Bushey

Bournehall Bournehall Road
Bushey WD23 3EA

for sale offers in the region of
£369,950







Property Description

Positioned in the heart of Bushey Village, this beautifully presented first-floor duplex apartment offers generous accommodation arranged over two levels and has been modernised throughout. Set within a well-maintained development, the property enjoys access to attractive communal gardens and benefits from a private garage.

The apartment offers a bright and well-balanced layout, ideal for modern living, with stylish interiors and a welcoming sense of space throughout. The duplex arrangement provides excellent separation between living and sleeping areas, making it an ideal choice for both owner-occupiers and investors alike.

Further advantages include a lease in excess of 900 years, adding long-term security and peace of mind, alongside the convenience of Bushey Village's shops, cafes and local amenities all within easy reach.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Door to side aspect.

Lounge

Window to rear aspect and radiator.

Kitchen

Window to rear aspect, wall and base units, work surfaces, electric oven and hob, cooker-hood, one bowl sink with drainer, plumbing for a washing machine/dishwasher, space for fridge/freezer, and pantry cupboard.

Landing

Boiler house.

Bedroom 1

Window to front aspect and built in wardrobes.

Bedroom 2

Window to rear aspect and built in wardrobes.

Bathroom

Window to rear aspect, vanity unit, water closet, partially tiled, bath with mixer taps and radiator.

Garage

In block, up and over door.

Tenure

Lease Length :Approx. 963
Service Charge: Approx. £1366 per annum
Ground Rent: Approx. £0







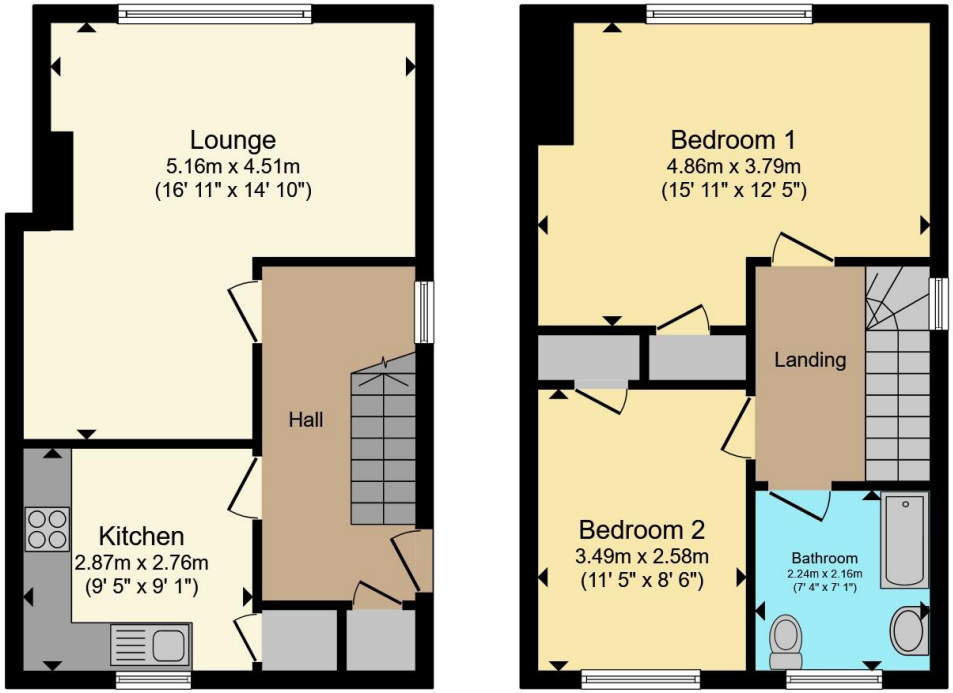












Ground Floor **First Floor**

Total floor area 76.9 m² (828 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

Connells

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: 1366.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308220

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.

The Property Ombudsman

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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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