



1 Meadowcroft, Bushey, WD23 3BX

**A WELL PRESENTED 2 BEDROOM GROUND FLOOR RETIREMENT FLAT
COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM
15FT LIVING ROOM OPEN PLAN TO MODERN KITCHEN
2 DOUBLE BEDROOMS, SHOWER ROOM
ELECTRIC HEATING, DOUBLE GLAZING
USE OF DEVELOPMENT FACILITIES INCLUDING
SITE MANAGER, EMERGENCY ALARM CORDS
GUEST SUITE & LAUNDRY ROOM
COMMUNAL GARDENS, RESIDENTS PARKING
SITUATED IN BUSHEY HIGH STREET
CLOSE TO ALL LOCAL AMENITIES & LOCAL BUS STOP
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £299,950 Leasehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

020-8950-0033

www.churchillsbushey.co.uk

These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

COMMUNAL ENTRANCE

Front door to

LIVING ROOM

15'6" (4.72m) x 15'2" (4.62m)
Max
Double glazed windows to the front, attractive fire place feature with electric fire, electric storage heater, open plan to



KITCHEN

7'9" (2.36m) x 7'8" (2.34m)
Range of wall and base units with pull out larder, working surfaces, 1 1/2 bowl stainless steel sink unit with mixer tap, eye level Hotpoint double oven, electric hob, space for fridge freezer, part tiled walls, tiled floor, extractor fan



INNER HALLWAY

Electric storage heater, 2 storage cupboards, airing cupboard housing lagged hot water cylinder



BEDROOM 1

13'3" (4.04m) x 9'8" (2.95m)
Double glazed window to the rear, electric storage heater



BEDROOM 2

9'8" (2.95m) x 9'0" (2.74m)
Double glazed window to the rear, fitted wardrobe cupboards with bed recess, electric storage heater

SHOWER ROOM

Fully tiled. Large independent shower cubicle, wash hand basin with pedestal, low flush wc, wall mounted Alto fan heater

OUTSIDE

COMMUNAL GARDENS

Well maintained communal gardens surround the development

RESIDENTS PARKING

Parking for residents within the development

DEVELOPMENT FACILITIES

Site manager 9 - 5 pm Monday to Friday
Use of Guest Suite (for a charge)
Communal Laundry Room

SERVICE CHARGE

The vendor informs us that the current service charge is £2058.12 per annum

LEASE

999 years from 1986

COUNCIL TAX

Hertsmere Borough Council
Tax Band D
£1947.21 2022/2023



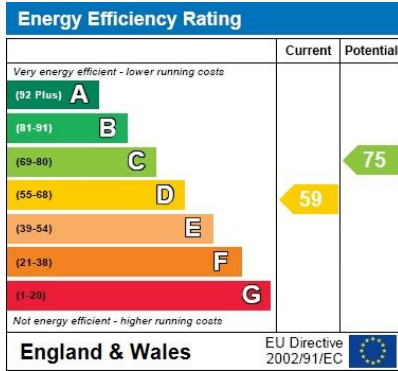
FLOORPLAN

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**ENERGY PERFORMANCE
GRAPH**



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