



# Churchills

INDEPENDENT ESTATE AGENTS

72 High Street  
Bushey  
Hertfordshire  
WD23 3HE



## 14 Hawthorne House, 1 Plantation Close, WD23 2PG

A SPACIOUS 2 BEDROOM 2 BATHROOM TOP FLOOR FLAT  
WELL MAINTAINED THROUGHOUT  
COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM  
OWN ENTRANCE HALL  
18' LIVING ROOM OPEN PLAN TO FITTED KITCHEN  
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM  
FURTHER BEDROOM & BATHROOM  
GAS CENTRAL HEATING & DOUBLE GLAZING  
ALLOCATED PARKING SPACE  
SOUGHT AFTER DEVELOPMENT CLOSE TO BUSHEY STATION  
OFFERED FOR SALE WITH NO UPPER CHAIN

**Price £365,000 Leasehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

**020-8950-0033**

[www.churchillsbushey.co.uk](http://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** Entry phone system, stairs to all floors

**FRONT DOOR**

**ENTRANCE HALLWAY** 3 x storage cupboards, entry phone

**LIVING ROOM** 18'0" (5.49m) x 10'3" (3.12m)  
2 x double glazed windows, open plan to

**OPEN PLAN KITCHEN** 9'1" (2.77m) x 8'10" (2.69m)  
Modern fitted wall and base units with work surfaces, 1 1/2 bowl sink with drainer, gas hob with extractor hood over, electric oven, built in fridge / freezer, built in washing machine, built in dishwasher, cupboard housing gas fired combination boiler, double glazed window

**BEDROOM 1** 17'7" (5.36m) x 9'2" (2.79m)  
narrowing to 13'0". Double glazed window, built in wardrobe, door to

**EN SUITE SHOWER ROOM** 6'4" (1.93m) x 5'5" (1.65m)  
Modern white suite comprising shower cubicle, low level wc, wash hand basin, extractor fan, part tiled walls

**BEDROOM 2** 13'8" (4.17m) x 9'9" (2.97m)  
narrowing to 8'6". Double glazed window

**BATHROOM** 6'10" (2.08m) x 6'6" (1.98m)  
Modern white suite comprising panelled bath with shower over, low level wc, wash hand basin, extractor fan, part tiled walls



**OUTSIDE**

**COMMUNAL GARDENS**

**ALLOCATED PARKING**

Allocated parking space to the front of the block

**LEASE**

120 years approx.

**SERVICE CHARGE**

To be advised

GROUND RENT £250 per year

**COUNCIL TAX**

Watford Council Tax Band D  
£1816.16 (2019-2020)



**FLOORPLAN**

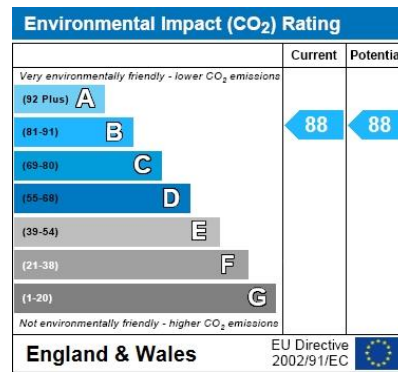
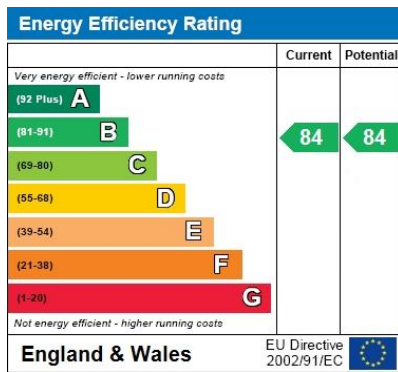


**Total Approx. Floor Area 718 Sq.Ft. (66.7 Sq.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
GRAPHS**



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