



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



6 Manning Court, Eastbury Road, Oxhey, WD19 4PX

**A SPACIOUS 2 DOUBLE BEDROOM FIRST FLOOR FLAT
COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM
OWN ENTRANCE HALL
18' LIVING ROOM WITH BALCONY
KITCHEN & BATHROOM
GAS CENTRAL HEATING & DOUBLE GLAZING
GARAGE IN BLOCK PLUS RESIDENTS PARKING
COMMUNAL GARDENS
SHARE OF FREEHOLD WITH LOW OUTGOINGS
SOUGHT AFTER LOCATION CLOSE TO BUSHEY MAINLINE STATION
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £289,950 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 Entry phone system, stairs to all floors

OWN ENTRANCE HALL Storage cupboard

LIVING ROOM 18'0" (5.49m) x 12'6" (3.81m)
Double glazed sliding patio doors leading to the balcony



KITCHEN 8'10" (2.69m) x 8'4" (2.54m)
Base units and wall cupboards, working surface with inset sink unit, space for fridge/freezer and washing machine, wall mounted gas fired central heating boiler, double glazed window



BEDROOM 1 12'6" (3.81m) x 10'5" (3.18m)
Built-in wardrobe cupboard, double glazed window



BEDROOM 2 9'9" (2.97m) x 9'6" (2.9m)
Built-in wardrobe cupboard, double glazed window

BATHROOM White suite comprising panelled bath with independent shower over, low flush wc, wash hand basin with cupboard under, part tiled walls



OUTSIDE

COMMUNAL GARDENS

Well maintained gardens

GARAGE IN BLOCK

RESIDENTS PARKING

Within the development

LEASE

There is a Share of the Freehold with a Lease in excess of 999 years from September 1997

SERVICE CHARGE

£133 per month with a peppercorn ground rent

COUNCIL TAX

Watford Borough Council Tax Band D £1816.17 (2019-2020)



FLOORPLAN

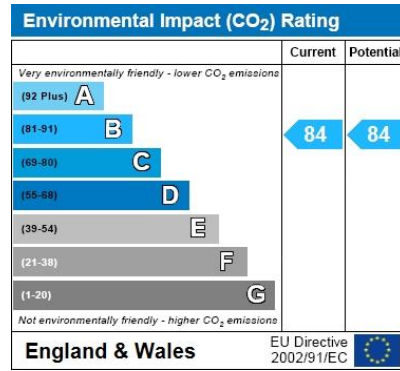
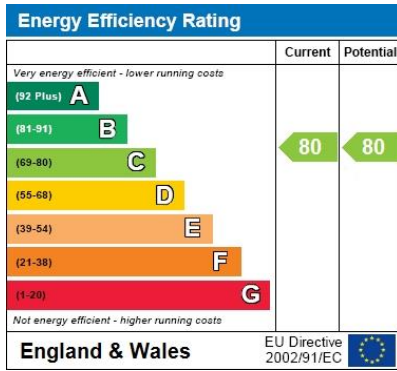


Total Approx. Floor Area 633 Sq.Ft. (58.8 Sq.M.)

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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