



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



35 Attenborough Court, Oxhey, WD19 4FN

AN IMMACULATE 2 DOUBLE BEDROOM DUPLEX 2ND FLOOR FLAT
TASTEFULLY DECORATED THROUGHOUT
COMMUNAL ENTRANCE WITH VIDEO ENTRY PHONE & LIFT
OWN ENTRANCE HALL, CLOAKROOM
17' LIVING ROOM/ MODERN KITCHEN
2 DOUBLE BEDROOMS, BALCONY & MODERN BATHROOM
GAS CENTRAL HEATING, DOUBLE GLAZING
SECURE UNDERGROUND PARKING SPACE
SOUGHT AFTER CONVENIENT LOCATION
OPPOSITE BUSHEY MAINLINE STATION
OFFERED FOR SALE WITH NO UPPER CHAIN

Price £355,000 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

Video entry phone system, lift and staircase to all floors

OWN ENTRANCE HALL

Staircase to first floor with cupboard under

CLOAKROOM

Low flush wc, wash hand basin, inset spotlights, tiled floor

LIVING ROOM/ KITCHEN

17'3" (5.26m) x 12'8" (3.86m)
Wood flooring, double glazed windows with fitted white shutters.

Modern fitted kitchen with base units and matching wall cupboards, working surfaces with inset sink unit, double electric oven, gas hob, dishwasher and cupboard housing washing machine, fridge/freezer, inset spotlights

FIRST FLOOR

Wood flooring, inset spotlights

BEDROOM 1

17'3" (5.26m) x 11'0" (3.35m)
Built-in wardrobe cupboards, double glazed windows, inset spotlights

BEDROOM 2

15'4" (4.67m) x 10'0" (3.05m)
Max
Large built-in wardrobe cupboard, double glazed sliding patio doors leading out to a balcony, inset spotlights

BATHROOM

7'6" (2.29m) x 5'5" (1.65m)
Panelled bath with independent shower over, low flush wc, wash hand basin, tiled walls and floor, inset spotlights



OUTSIDE

UNDERGROUND SECURE PARKING Allocated parking space

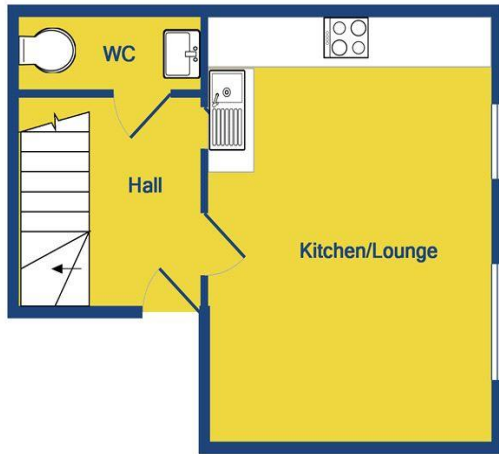
LEASE 100 years remaining

SERVICE CHARGE £2600 per year
£300 Ground Rent per year

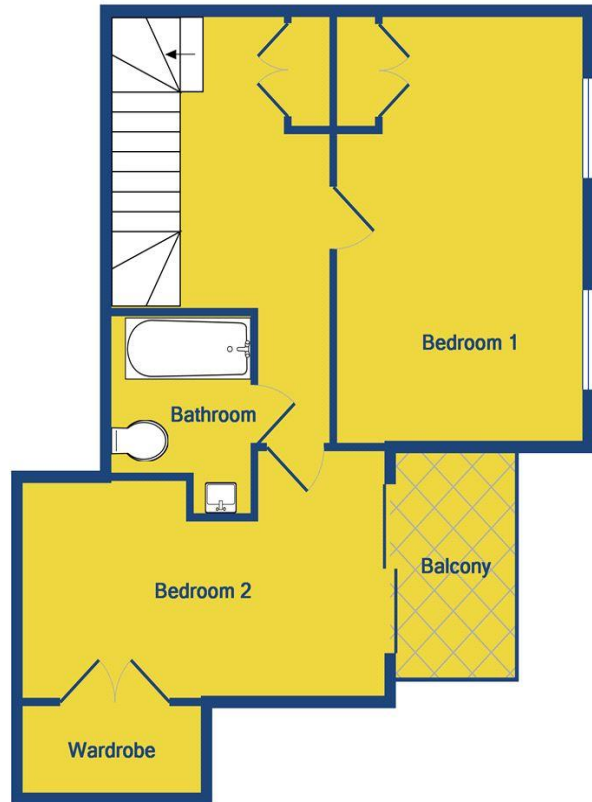
COUNCIL TAX Watford Borough Council Tax
Band D £1816.17 (2019-2020)



FLOORPLAN



Ground Floor
Approx. Floor
Area 318 Sq.Ft.
(29.6 Sq.M.)



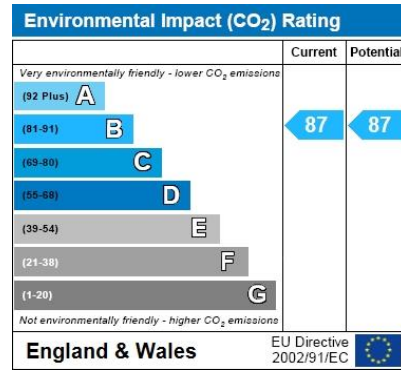
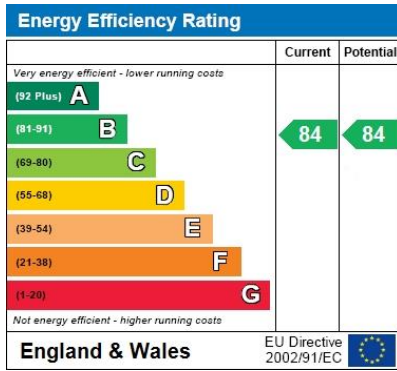
1st Floor
Approx. Floor
Area 551 Sq.Ft.
(51.2 Sq.M.)

Total Approx. Floor Area 869 Sq.Ft. (80.7 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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Further details of all our properties can be obtained by visiting our web site at : www.churchillsbushey.co.uk