



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



120 Walton Road, Bushey, WD23 2FE

**A MODERN TOP FLOOR 2 BEDROOM 2 BATHROOM FLAT
WELL MAINTAINED & TASTEFULLY DECORATED THROUGHOUT
COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM
OWN ENTRANCE HALL WITH UTILITY CUPBOARD
21' LIVING ROOM WITH JULIET BALCONY
OPEN PLAN MODERN FITTED KITCHEN
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
FURTHER BEDROOM & BATHROOM
GAS CENTRAL HEATING & DOUBLE GLAZING
ALLOCATED PARKING SPACE
SOUGHT AFTER LOCATION WITHIN EASY REACH OF WATFORD TOWN CENTRE**

Price £339,950 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, well maintained communal area and staircase

OWN ENTRANCE HALL

Wood flooring, inset spotlights, access to loft space.

Large utility cupboard with hot water system (newly fitted January 2019) plumbing for washing machine and tumble dryer

LIVING ROOM

21'5" (6.53m) x 12'8" (3.86m)
Wood flooring, inset spotlights, double glazed double doors with Juliet balcony, open to kitchen

MODERN KITCHEN

Range of base units and matching wall cupboards with working surfaces, inset sink unit, electric oven, gas hob with stainless steel splash back, integrated slimline dishwasher (newly fitted) and fridge/freezer, cupboard housing gas fired central heating boiler, tiled floor, double glazed window

MASTER BEDROOM

14'7" (4.45m) x 9'3" (2.82m)
Fitted wardrobe cupboards, double glazed window and door to en-suite

EN-SUITE SHOWER ROOM

7'6" (2.29m) x 4'5" (1.35m)
Double sized shower cubicle, low flush wc, wash hand basin, tiled walls and floor, ladder radiator, inset spotlights

BEDROOM 2

11'0" (3.35m) x 9'8" (2.95m)
Fitted wardrobe cupboards, double glazed window



BATHROOM

6'8" (2.03m) x 5'5" (1.65m)
White suite comprising panelled bath, independent shower over, glass screen, low flush wc, wash hand basin, tiled walls and floor, inset spotlights, double glazed window

**OUTSIDE****ALLOCATED PARKING**

Allocated parking space just outside the entrance door, plus ample visitors parking within the development

SERVICE CHARGE

£1450 per year (approx)

GROUND RENT

£390.00 per year

**LEASE**

125 years from 2011

COUNCIL TAX

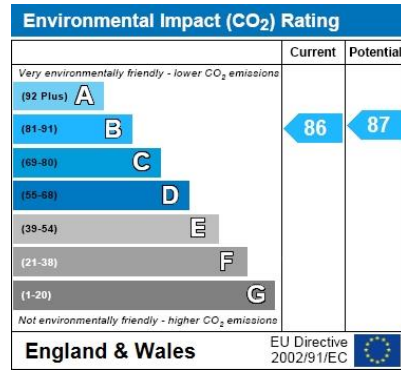
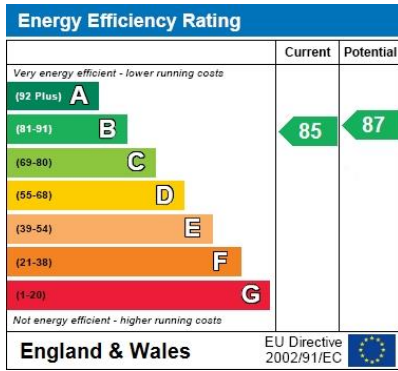
Hertsmere Borough Council Tax
Band D £1727.85 (2019-2020)

FLOORPLAN



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