



5 Wheelwright Close, Bushey, WD23 4UE

**A FIRST FLOOR STUDIO MAISONETTE
IN NEED OF MODERNISATION
ENTRANCE HALL
14' LIVING ROOM, KITCHEN & BATHROOM
19' LOFT ROOM
DOUBLE GLAZING
OWN GARDEN & ALLOCATED PARKING SPACE
IDEAL INVESTMENT PROPERTY
LONG LEASE & LOW OUTGOINGS
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £195,000 Leasehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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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

ENTRANCE HALL

Door to the bathroom and door to living room

LIVING ROOM

14'6" (4.42m) x 10'0" (3.05m)
Coat cupboard, laminate flooring, double glazed windows to the side, door to the kitchen



KITCHEN

9'3" (2.82m) x 5'2" (1.57m)
Base units and wall cupboards, working surface with inset sink unit, electric oven and hob, double glazed window



BATHROOM

6'0" (1.83m) x 5'9" (1.75m)
Panelled bath with independent shower over, wash hand basin and low flush wc - all items not plumbed in.
Airing cupboard with hot water tank



LOFT ROOM

19'0" (5.79m) x 6'5" (1.96m)
Skylight window, fixed stairs from living room



OUTSIDE

OWN REAR GARDEN

Currently paved providing an enclosed parking space

PARKING SPACE

Allocated parking space close to the property

LEASE

999 years from 1980

GROUND RENT

Peppercorn

No service charge

COUNCIL TAX

Hertsmere Borough Council Tax
Band B £1457.20 (2021-2022)

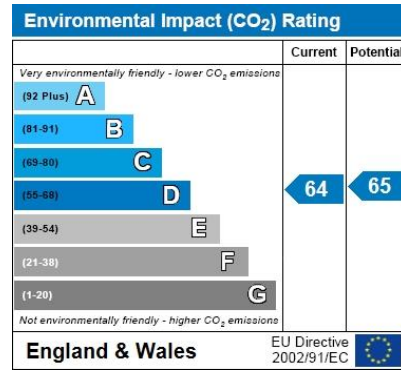
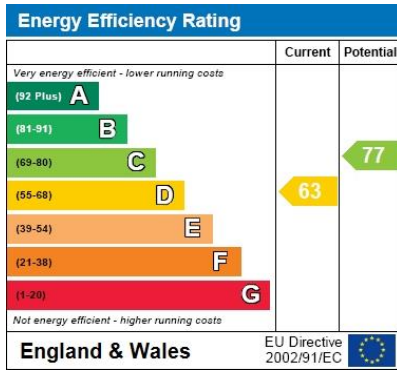


First Floor Studio



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**ENERGY PERFORMANCE
GRAPHS**



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