



2 Meadowcroft, Bushey Village, WD23 3BX

A SPACIOUS 2 DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT
IN THIS SOUGHT AFTER DEVELOPMENT ON BUSHEY HIGH STREET
OVERLOOKING THE GOLF COURSE
COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM & STAIR LIFT
OWN ENTRANCE HALL
19' LIVING ROOM
MODERN FITTED KITCHEN WITH WINDOW
FITTED WARDROBES TO BOTH BEDROOM
BATHROOM
DOUBLE GLAZING, ELECTRIC HEATING
USE OF DEVELOPMENT FACILITIES
RESIDENTS PARKING & COMMUNAL GARDENS

Price £275,000 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

COMMUNAL ENTRANCE

Entry phone system, stairs to first floor with stair lift

OWN ENTRANCE HALL

Storage cupboards, one housing hot water tank, electric heater

LIVING ROOM

19'2" (5.84m) x 15'8" (4.78m)
Double glazed windows to the front overlooking the golf course, electric heater and sliding doors to the kitchen

KITCHEN

7'11" (2.41m) x 7'8" (2.34m)
Modern range of base units and matching wall cupboards, working surfaces with inset sink unit, double electric oven and hob with extractor hood over, space for fridge/freezer, double glazed window to the side

BEDROOM 1

13'4" (4.06m) x 10'10" (3.3m)
Fitted wardrobe cupboards, electric heater, double glazed window overlooking the communal gardens at the rear

BEDROOM 2

10'2" (3.1m) x 9'0" (2.74m)
Wardrobe cupboard, electric heater, double glazed window overlooking the communal gardens at the rear

BATHROOM

Panelled bath with mixer taps and shower attachment, glass shower screen, low flush wc, wash hand basin, tiled walls



OUTSIDE

COMMUNAL GARDENS

Well maintained communal gardens within the development

PARKING

Residents parking within the development

USE OF DEVELOPMENT FACILITIES

Site Manager :
9 - 5 Monday to Friday

Guest Suite (at a charge)
Laundry Room

SERVICE CHARGE

£161.70 a month

LEASE

999 years from 1986

COUNCIL TAX

Hertsmere Borough Council Tax
Band D £1797.11 (2020-2021)





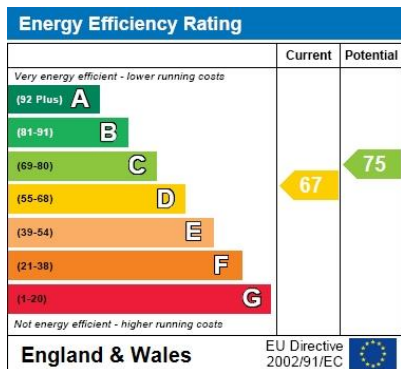
FLOORPLAN

First Floor



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**ENERGY PERFORMANCE
GRAPH**



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