



18 Waterhouse Place, Merry Hill Road, WD23 1GR

**A SUPERB SPACIOUS 2 YEAR OLD TOP FLOOR PENTHOUSE APARTMENT
EXTENSIVE VIEWS OVER ATTENBOROUGH FIELDS AND BEYOND
TASTEFULLY DECORATED THROUGHOUT
COMMUNAL ENTRANCE WITH STAIRS & LIFT TO ALL FLOORS
ENTRANCE LOBBY, OWN ENTRANCE HALL
23' LIVING ROOM WITH ACCESS TO BALCONY
OPEN PLAN FULLY FITTED KITCHEN
BEDROOM ALSO WITH ACCESS TO THE BALCONY
DRESSING ROOM & EN-SUITE SHOWER ROOM
GAS CENTRAL HEATING, DOUBLE GLAZING
ALLOCATED PARKING
WELL MAINTAINED COMMUNAL GARDENS**

Price £500,000 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

Spacious entrance with staircase and lift to all floors



LOBBY

Spacious lobby with skylight window, Lift entrance and door to apartment

OWN ENTRANCE HALL

11'8" (3.56m) x 8'2" (2.49m)
Large picture window looking out on to the balcony and beyond, large storage cupboard, Amtico flooring



CLOAKROOM

6'8" (2.03m) x 4'0" (1.22m)
Low flush wc, wash hand basin with cupboards under, ladder radiator, inset spotlights, tiled walls and floor



LIVING ROOM / DINNING ROOM

23'0" (7.01m) x 12'9" (3.89m)
Bright open plan living space with Amtico flooring, inset spotlights, skylight window and double doors to Juliet balcony, large door and window leading to the large balcony overlooking the grounds, open plan to kitchen/breakfast area



KITCHEN/ BREAKFAST AREA

13'6" (4.11m) x 10'6" (3.2m)
Modern open plan kitchen with range of base units and matching wall cupboards, built-in electric oven and microwave, ceramic hob with stainless steel extractor hood over, solid working surfaces with inset sink unit, integrated washing machine, dishwasher and fridge/freezer, cupboard housing gas fired boiler, large breakfast bar, skylight window

BEDROOM

13'4" (4.06m) x 13'0" (3.96m)
Large double glazed window
and door to the balcony, access
to the dressing room

**DRESSING ROOM**

9'0" (2.74m) x 8'6" (2.59m)
Large wardrobe cupboards to
both sides with sliding mirrored
doors, door to en-suite

**EN-SUITE SHOWER ROOM**

Double sized shower cubicle,
wash hand basin with cupboards
under, low flush wc, tiled wall
sand floor with fitted mirror,
ladder radiator, inset spotlights,
skylight window

OUTSIDE**BALCONY**

11'2" (3.4m) x 7'7" (2.31m)
With magnificent views, full
length windows and doors
leading to the living room and
bedroom

**PARKING**

1 Allocated parking space within
development

LEASE**SERVICE CHARGE**

£2000 approx yearly

GROUND RENT

£700 yearly (paid half yearly)

COUNCIL TAX

Hertsmere Borough Council Tax
Band E £2196.47 (2020-2021)





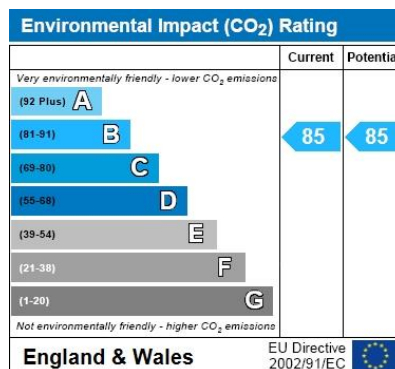
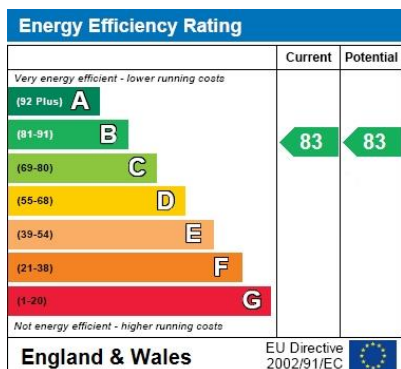
FLOORPLAN

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2020

**ENERGY PERFORMANCE
GRAPHS**



Churchills Independent Estate Agents have prepared these particulars/plans as accurately and reliably as possible, as a guide to prospective purchasers. Any points of concern arising from the particulars/plans should be clarified with this office before travelling some distance to view the property. Measurements are approximate and subject to variation and must not be relied on for the purpose of ordering carpets, furnishings etc. No person in the employ of Churchills Independent Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property or its fittings. None of the statements contained in these particulars are to be relied on as statements of representations of fact.

Further details of all our properties can be obtained by visiting our web site at : www.churchillsbushey.co.uk