



26 The Gables, Ransom Close, Oxhey, WD19 4NG

**A SPACIOUS 2 BEDROOM FIRST FLOOR RETIREMENT FLAT
COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM
STAIRS & LIFT TO FIRST FLOOR
OWN ENTRANCE HALL
16' LIVING ROOM, 11' FITTED KITCHEN
2 DOUBLE BEDROOMS, MODERN SHOWER ROOM
DOUBLE GLAZING
EMERGENCY ALARM CORDS IN ALL ROOMS
USE OF GUEST SUITE & COMMUNAL LOUNGE
AMPLE PARKING WITHIN THE DEVELOPMENT
WELL MAINTAINED COMMUNAL GARDENS
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £215,000 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 and lift to first floor

OWN ENTRANCE HALL

Entry phone system, large storage cupboard and airing cupboard, night storage unit, access to loft space



LIVING ROOM

16'0" (4.88m) x 11'7" (3.53m)
Double aspect room with double glazed windows to the front and side, night storage unit, TV and Virgin Media connections, archway to the kitchen



KITCHEN

11'7" (3.53m) x 7'0" (2.13m)
Range of base units and matching wall cupboards, working surfaces with inset sink unit, double electric oven, electric hob with extractor hood over, fridge/freezer, plumbing for washing machine, double glazed window to the side



BEDROOM 1

12'7" (3.84m) x 9'5" (2.87m)
Fitted wardrobe cupboard with sliding mirrored doors, electric heater, double glazed window

BEDROOM 2

10'8" (3.25m) x 7'5" (2.26m)
Double glazed window, electric heater



SHOWER ROOM

7'0" (2.13m) x 6'5" (1.96m)
Double sized shower cubicle, wash hand basin, low flush wc, part tiled walls, heater towel rail, extractor fan

OUTSIDE

COMMUNAL GARDENS

Well maintained gardens

RESIDENTS PARKING

Ample parking within the development

DEVELOPMENT FACILITIES

Use of guest suite (at a cost)
Communal Lounge

LEASE

99 Year lease from 1988 with 65 years remaining

We have been informed by the vendor that the cost of extending the lease is approx £26,000 - £30,000

SERVICE CHARGE

Approx £252.00 per month

COUNCIL TAX

Watford Borough Council

Tax Band D

£2034.72 2022/2023



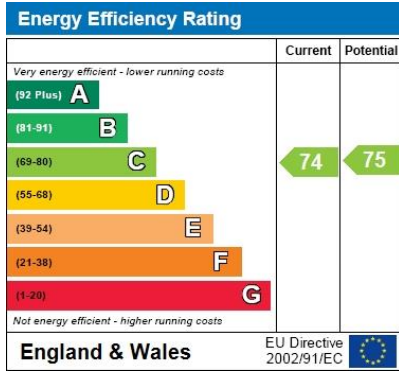
FLOORPLAN

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.
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**ENERGY PERFORMANCE
GRAPH**



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