



26 Claybury, Bushey, WD23 1FT

**A FIRST FLOOR 2 BEDROOM FLAT
COMMUNAL ENTRANCE & ENTRY PHONE SYTEM
OWN ENTRANCE HALL
16FT LIVING ROOM, KITCHEN, 2 BEDROOMS
BATHROOM WITH SEPARATE WC
GAS CENTRAL HEATING, DOUBLE GLAZING
WELL MAINTAINED COMMUNAL GARDENS
RESIDENTS PARKING
CONVENIENT LOCATION CLOSE TO ALL LOCAL AMENITIES
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £320,000 Leasehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

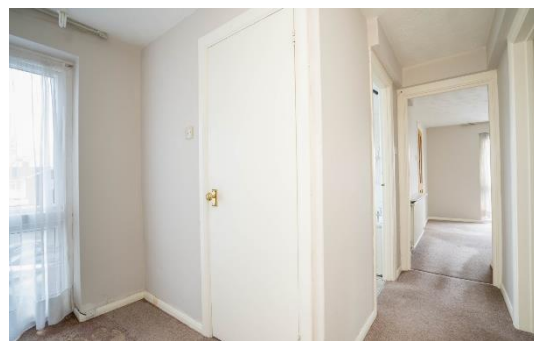
020-8950-0033

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

ENTRANCE HALL

Double glazed window to the front, entry phone system, large storage cupboard, meter cupboard



LIVING ROOM

16'5" (5m) x 10'9" (3.28m)
Dual aspect room with double glazed windows to the front and side



KITCHEN

11'4" (3.45m) x 5'3" (1.6m)
Range of wall and base units with working surfaces, stainless steel sink unit with mixer tap, built in oven, gas hob and extractor hood, plumbing for washing machine and slimline dishwasher, space for fridge freezer, cupboard housing wall mounted gas fired combination boiler, double glazed window, laminate wood flooring



BEDROOM 1

13'3" (4.04m) x 9'0" (2.74m)
Selection of fitted wardrobe cupboards with bed recess, double glazed window



BEDROOM 2

13'3" (4.04m) x 6'9" (2.06m)
Wall cupboards, double glazed window

BATHROOM

Fully tiled. Panelled bath with hand held shower attachment, wash hand basin with vanity unit under, chrome ladder radiator, double glazed window

SEPARATE WC

Low flush wc, double glazed window, laminate wood flooring

OUTSIDE

COMMUNAL GARDENS

RESIDENTS PARKING

LEASE DETAILS

999 years from March 1967
(944 years remaining)

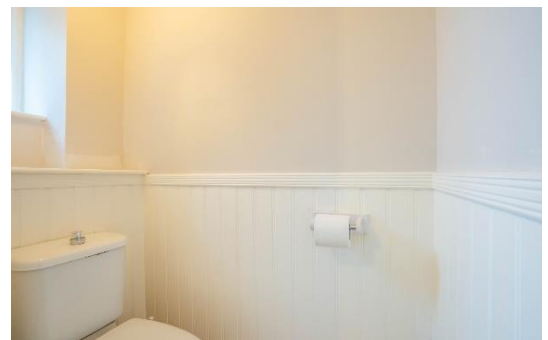
Service Charge: Approx
1200.00 per annum

COUNCIL TAX

Hertsmere Borough Council

Tax Band C

£1730.85 2022/2023



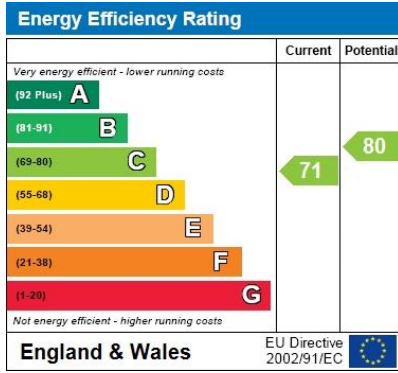
FLOORPLAN

First 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 ©2022

**ENERGY PERFORMANCE
GRAPH**



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