



## 20 Milner Court, Bushey, WD23 4UB

**A FIRST FLOOR 1 BEDROOM MAISONETTE  
WELL MAINTAINED THROUGHOUT  
OWN FRONT DOOR TO ENTRANCE LOBBY  
STAIRCASE TO THE FIRST FLOOR LANDING  
15FT LIVING ROOM WITH BALCONY, KITCHEN  
DOUBLE BEDROOM, BATHROOM  
DOUBLE GLAZING  
COMMUNAL GARDENS  
CUL DE SAC LOCATION  
CONVENIENTLY SITUATED  
CLOSE TO BUSHEY HIGH STREET**

**Price £267,500 Leasehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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[www.churchillsbushey.co.uk](http://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 LOBBY

Staircase to first floor

## FIRST FLOOR LANDING

Double glazed window, storage cupboard, access to loft

## LIVING ROOM

15'3" (4.65m) x 11'0" (3.35m)  
Dual aspect room with double glazed doors leading on to the balcony and double glazed window to the side, gas wall heater



## KITCHEN

9'7" (2.92m) x 7'7" (2.31m)  
Range of wall and base units with working surfaces, 1 1/2 bowl stainless steel sink unit with mixer tap, built in electric oven, gas hob with extractor fan over, plumbing for washing machine, space for fridge freezer, part tiled walls, vinyl flooring, storage cupboard housing wall mounted gas fired Ideal boiler, double glazed window



## BEDROOM

15'7" (4.75m) Max x 9'0" (2.74m)  
Double glazed window, wardrobe cupboard, gas wall heater



## BATHROOM

6'0" (1.83m) x 6'0" (1.83m)  
Panelled bath with hand held shower attachment and glass shower screen, low flush wc, wash hand basin with pedestal, mirrored wall cabinet, part tiled walls, tiled floor, heated chrome ladder radiator, Dimplex wall heater

## OUTSIDE

## COMMUNAL GARDENS

Well maintained communal gardens surround the property

## LEASE DETAILS

We have been informed by the vendor:

125 years lease from  
24/06/1997 - (Approx 100 years remaining)

SERVICE CHARGE: Approx  
£1240.00 per annum

GROUND RENT: Approx  
£150.00 per annum

## COUNCIL TAX

Hertsmere Borough Council

Tax Band C

£1730.85 2022/2023



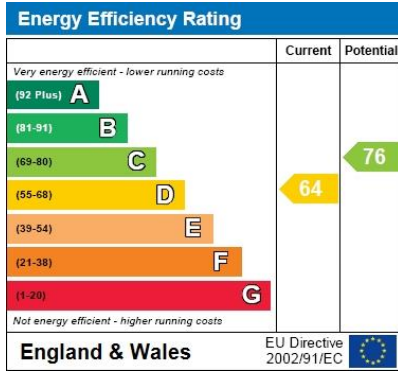
# FLOORPLAN

## 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.  
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**ENERGY PERFORMANCE  
GRAPH**



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